

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 198.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,493	6,257	6,369	6,364	1,871	42%
Household Population	4,394	6,159	6,266	6,257	1,863	42%
Group Quarters Population	99	98	103	107	8	8%
Civilian	99	98	103	107	8	8%
Military	0	0	0	0	0	0%
Total Housing Units	1,837	2,493	2,514	2,515	678	37%
Single Family	1,613	1,979	2,000	2,001	388	24%
Multiple Family	224	514	514	514	290	129%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,718	2,343	2,380	2,379	661	38%
Single Family	1,508	1,849	1,886	1,887	379	25%
Multiple Family	210	494	494	492	282	134%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.5%	6.0%	5.3%	5.4%	-1.1	-17%
Single Family	6.5%	6.6%	5.7%	5.7%	-0.8	-12%
Multiple Family	6.3%	3.9%	3.9%	4.3%	-2.0	-32%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.63	2.63	2.63	0.1	3%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	99	85	74	39	-60	-61%
\$15,000-\$29,999	148	164	136	128	-20	-14%
\$30,000-\$44,999	205	244	196	163	-42	-20%
\$45,000-\$59,999	193	221	227	206	13	7%
\$60,000-\$74,999	245	137	179	222	-23	-9%
\$75,000-\$99,999	277	380	304	241	-36	-13%
\$100,000-\$124,999	140	281	286	264	124	89%
\$125,000-\$149,999	116	196	251	274	158	136%
\$150,000-\$199,999	134	278	295	305	171	128%
\$200,000 or more	161	357	432	537	376	234%
Total Households	1,718	2,343	2,380	2,379	661	38%
Median Household Income						
Adjusted for inflation (\$2010)	\$73,102	\$96,086	\$106,469	\$118,040	\$44,938	61%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2013 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The Series 13 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2012 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.

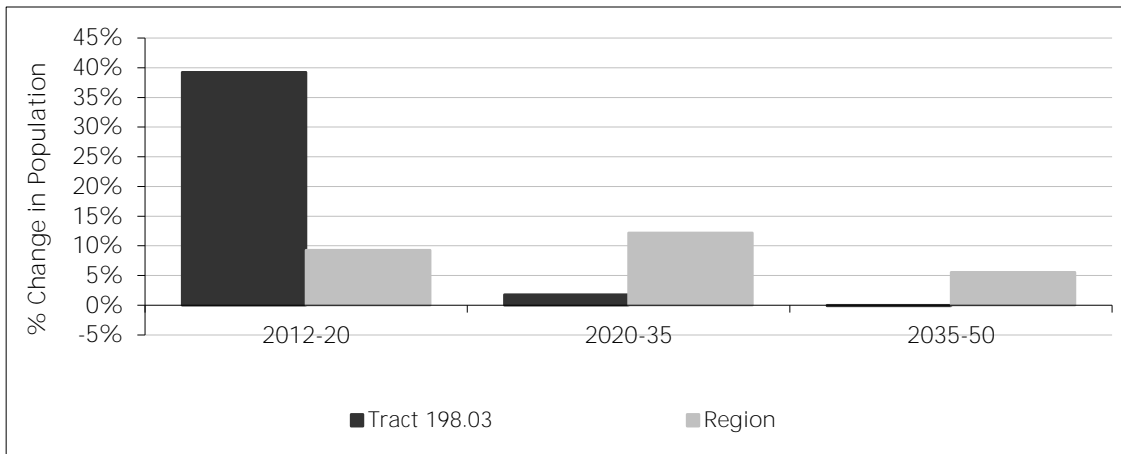
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,493	6,257	6,369	6,364	1,871	42%
Under 5	313	488	427	493	180	58%
5 to 9	269	402	370	403	134	50%
10 to 14	284	361	384	373	89	31%
15 to 17	188	213	243	204	16	9%
18 to 19	130	119	136	94	-36	-28%
20 to 24	247	308	308	264	17	7%
25 to 29	322	431	359	376	54	17%
30 to 34	329	454	365	433	104	32%
35 to 39	313	502	439	475	162	52%
40 to 44	371	473	534	455	84	23%
45 to 49	343	405	465	389	46	13%
50 to 54	339	393	429	383	44	13%
55 to 59	299	412	358	386	87	29%
60 to 61	111	183	141	152	41	37%
62 to 64	157	257	204	231	74	47%
65 to 69	143	270	249	279	136	95%
70 to 74	104	236	293	249	145	139%
75 to 79	63	114	205	155	92	146%
80 to 84	69	96	203	188	119	172%
85 and over	99	140	257	382	283	286%
Median Age	37.6	38.5	41.4	40.7	3.1	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,493	6,257	6,369	6,364	1,871	42%
Hispanic	721	1,120	1,219	1,299	578	80%
Non-Hispanic	3,772	5,137	5,150	5,065	1,293	34%
White	3,081	4,164	4,029	3,885	804	26%
Black	62	82	64	46	-16	-26%
American Indian	25	26	17	10	-15	-60%
Asian	399	577	722	785	386	97%
Hawaiian / Pacific Islander	16	24	27	30	14	88%
Other	15	16	8	8	-7	-47%
Two or More Races	174	248	283	301	127	73%

GROWTH TRENDS IN TOTAL POPULATION



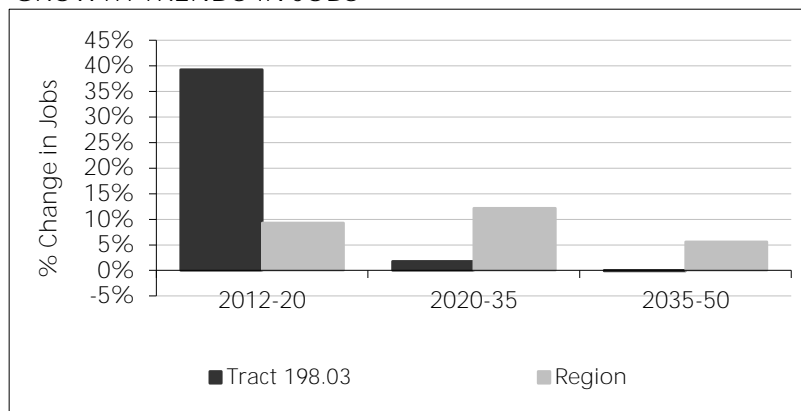
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,041	2,041	2,112	2,193	152	7%
Civilian Jobs	2,041	2,041	2,112	2,193	152	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	939	939	939	939	0	0%
Developed Acres	410	492	496	496	86	21%
Low Density Single Family	3	3	3	3	0	0%
Single Family	139	175	179	179	40	29%
Multiple Family	23	69	69	69	46	206%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	1	0	0%
Commercial/Services	69	69	69	69	0	0%
Office	6	6	6	6	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	120	120	120	120	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	32	32	32	32	0	0%
Vacant Developable Acres	89	6	3	2	-86	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	42	6	3	2	-40	-94%
Multiple Family	46	0	0	0	-46	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	441	441	441	441	0	0%
Employment Density ³	22.7	22.7	23.5	24.4	1.7	7%
Residential Density ⁴	10.9	10.0	9.9	9.9	-1.0	-9%

GROWTH TRENDS IN JOBS



Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.

3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple