

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 165.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,379	7,088	7,346	7,808	1,429	22%
Household Population	6,325	7,037	7,289	7,748	1,423	22%
Group Quarters Population	54	51	57	60	6	11%
Civilian	54	51	57	60	6	11%
Military	0	0	0	0	0	0%
Total Housing Units	2,530	2,650	2,725	2,941	411	16%
Single Family	306	384	399	399	93	30%
Multiple Family	1,712	1,765	1,863	2,268	556	32%
Mobile Homes	512	501	463	274	-238	-46%
Occupied Housing Units	2,398	2,593	2,682	2,879	481	20%
Single Family	292	366	380	368	76	26%
Multiple Family	1,616	1,740	1,851	2,251	635	39%
Mobile Homes	490	487	451	260	-230	-47%
Vacancy Rate	5.2%	2.2%	1.6%	2.1%	-3.1	-60%
Single Family	4.6%	4.7%	4.8%	7.8%	3.2	70%
Multiple Family	5.6%	1.4%	0.6%	0.7%	-4.9	-88%
Mobile Homes	4.3%	2.8%	2.6%	5.1%	0.8	19%
Persons per Household	2.64	2.71	2.72	2.69	0.0	2%

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	322	341	293	271	-51	-16%
\$15,000-\$29,999	446	397	365	364	-82	-18%
\$30,000-\$44,999	408	561	454	393	-15	-4%
\$45,000-\$59,999	498	370	463	519	21	4%
\$60,000-\$74,999	257	270	300	329	72	28%
\$75,000-\$99,999	342	308	377	415	73	21%
\$100,000-\$124,999	70	204	199	253	183	261%
\$125,000-\$149,999	0	126	165	183	183	0%
\$150,000-\$199,999	52	13	59	142	90	173%
\$200,000 or more	3	3	7	10	7	233%
Total Households	2,398	2,593	2,682	2,879	481	20%
Median Household Income						
Adjusted for inflation (\$2010)	\$45,693	\$44,933	\$52,419	\$56,893	\$11,200	25%

*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.

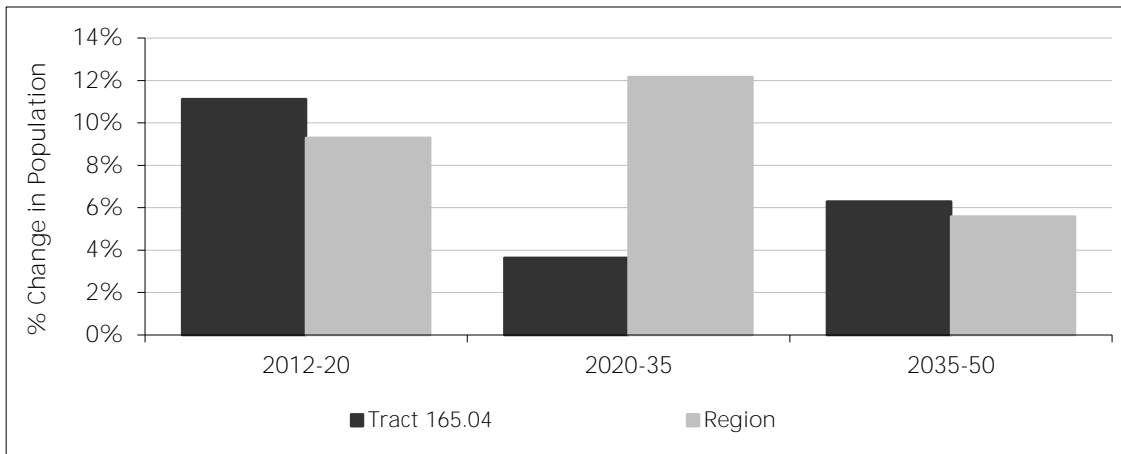
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,379	7,088	7,346	7,808	1,429	22%
Under 5	610	773	740	783	173	28%
5 to 9	428	485	497	525	97	23%
10 to 14	422	435	474	498	76	18%
15 to 17	242	216	230	219	-23	-10%
18 to 19	162	126	132	127	-35	-22%
20 to 24	582	606	567	568	-14	-2%
25 to 29	639	722	635	675	36	6%
30 to 34	536	583	552	596	60	11%
35 to 39	385	466	476	451	66	17%
40 to 44	364	363	425	377	13	4%
45 to 49	368	342	372	369	1	0%
50 to 54	428	396	406	406	-22	-5%
55 to 59	351	395	332	412	61	17%
60 to 61	128	171	137	166	38	30%
62 to 64	145	190	167	191	46	32%
65 to 69	186	271	262	273	87	47%
70 to 74	119	200	283	270	151	127%
75 to 79	100	135	257	240	140	140%
80 to 84	78	83	168	204	126	162%
85 and over	106	130	234	458	352	332%
Median Age	31.0	31.6	33.6	34.3	3.3	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,379	7,088	7,346	7,808	1,429	22%
Hispanic	2,057	2,636	3,344	4,134	2,077	101%
Non-Hispanic	4,322	4,452	4,002	3,674	-648	-15%
White	3,206	3,115	2,314	1,665	-1,541	-48%
Black	547	662	804	955	408	75%
American Indian	17	17	17	15	-2	-12%
Asian	227	285	427	538	311	137%
Hawaiian / Pacific Islander	33	41	52	64	31	94%
Other	8	8	8	8	0	0%
Two or More Races	284	324	380	429	145	51%

GROWTH TRENDS IN TOTAL POPULATION



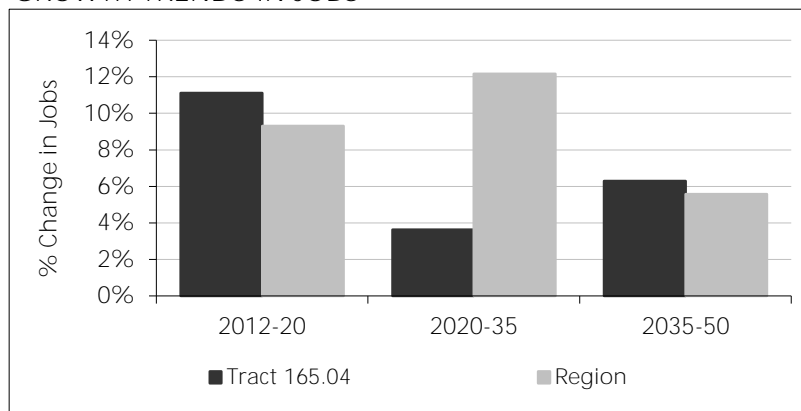
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,557	1,718	1,739	1,739	182	12%
Civilian Jobs	1,557	1,718	1,739	1,739	182	12%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	324	324	324	324	0	0%
Developed Acres	308	311	312	314	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	42	47	48	48	6	15%
Multiple Family	72	76	81	100	27	38%
Mobile Homes	49	44	39	21	-28	-57%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	34	34	34	34	0	0%
Commercial/Services	32	30	30	30	-2	-5%
Office	9	10	10	10	1	12%
Schools	10	10	10	10	0	0%
Roads and Freeways	53	53	53	53	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	1	24%
Vacant Developable Acres	8	4	3	2	-6	-76%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	0	0	0	-2	-100%
Multiple Family	4	3	3	2	-2	-47%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	8	8	8	8	0	0%
Employment Density ³	18.4	20.5	20.7	20.7	2.3	13%
Residential Density ⁴	15.2	15.5	15.9	17.0	1.9	12%

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