

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 194.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,024	3,983	5,491	5,830	1,806	45%
Household Population	4,013	3,977	5,477	5,810	1,797	45%
Group Quarters Population	11	6	14	20	9	82%
Civilian	11	6	14	20	9	82%
Military	0	0	0	0	0	0%
Total Housing Units	834	834	1,214	1,348	514	62%
Single Family	734	733	735	735	1	0%
Multiple Family	100	101	479	613	513	513%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	807	807	1,192	1,299	492	61%
Single Family	723	720	727	724	1	0%
Multiple Family	84	87	465	575	491	585%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.2%	3.2%	1.8%	3.6%	0.4	13%
Single Family	1.5%	1.8%	1.1%	1.5%	0.0	0%
Multiple Family	16.0%	13.9%	2.9%	6.2%	-9.8	-61%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.97	4.93	4.59	4.47	-0.5	-10%

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	75	99	110	92	17	23%
\$15,000-\$29,999	122	186	237	229	107	88%
\$30,000-\$44,999	150	198	274	227	77	51%
\$45,000-\$59,999	130	120	181	235	105	81%
\$60,000-\$74,999	77	65	119	160	83	108%
\$75,000-\$99,999	96	76	130	166	70	73%
\$100,000-\$124,999	72	59	87	88	16	22%
\$125,000-\$149,999	48	1	51	87	39	81%
\$150,000-\$199,999	29	3	2	14	-15	-52%
\$200,000 or more	8	0	1	1	-7	-88%
Total Households	807	807	1,192	1,299	492	61%
Median Household Income						
Adjusted for inflation (\$2010)	\$51,519	\$38,977	\$43,631	\$51,479	(\$40)	0%

*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.

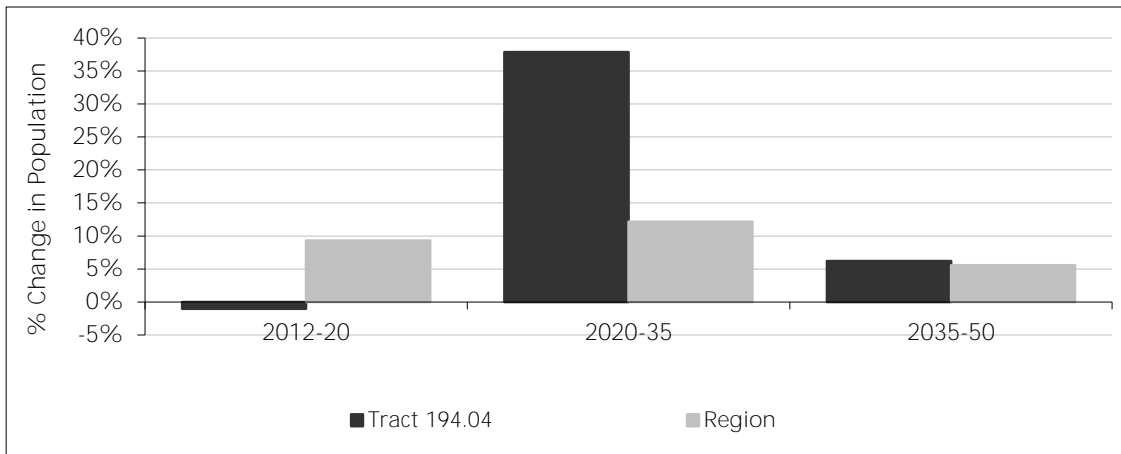
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,024	3,983	5,491	5,830	1,806	45%
Under 5	334	369	469	449	115	34%
5 to 9	366	354	493	482	116	32%
10 to 14	379	345	466	495	116	31%
15 to 17	249	206	263	284	35	14%
18 to 19	140	111	135	147	7	5%
20 to 24	397	386	442	478	81	20%
25 to 29	358	392	471	477	119	33%
30 to 34	262	258	366	349	87	33%
35 to 39	256	253	405	364	108	42%
40 to 44	283	243	425	386	103	36%
45 to 49	260	246	354	412	152	58%
50 to 54	238	240	312	401	163	68%
55 to 59	184	202	246	356	172	93%
60 to 61	47	58	77	94	47	100%
62 to 64	52	62	84	103	51	98%
65 to 69	70	98	177	198	128	183%
70 to 74	47	62	97	93	46	98%
75 to 79	37	40	88	83	46	124%
80 to 84	23	19	49	59	36	157%
85 and over	42	39	72	120	78	186%
Median Age	27.1	27.8	30.1	31.5	4.4	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,024	3,983	5,491	5,830	1,806	45%
Hispanic	3,299	3,405	4,906	5,367	2,068	63%
Non-Hispanic	725	578	585	463	-262	-36%
White	559	426	380	249	-310	-55%
Black	23	21	24	20	-3	-13%
American Indian	3	2	2	2	-1	-33%
Asian	28	27	40	44	16	57%
Hawaiian / Pacific Islander	34	31	38	42	8	24%
Other	11	9	10	9	-2	-18%
Two or More Races	67	62	91	97	30	45%

GROWTH TRENDS IN TOTAL POPULATION



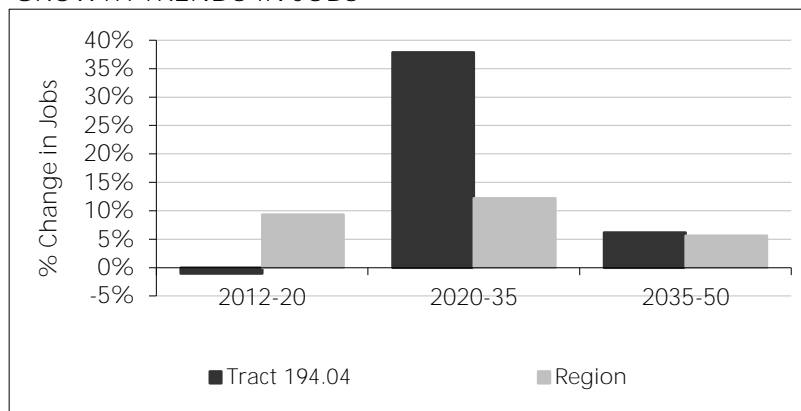
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	625	1,002	1,133	1,151	526	84%
Civilian Jobs	625	1,002	1,133	1,151	526	84%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	282	282	282	282	0	0%
Developed Acres	264	276	279	280	17	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	134	132	130	130	-4	-3%
Multiple Family	7	7	8	9	2	33%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	10	16	17	17	--
Industrial	34	29	31	32	-3	-8%
Commercial/Services	18	20	14	14	-5	-26%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	60	69	69	69	9	15%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	17	4	2	0	-17	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	7	4	1	0	-7	-100%
Commercial/Services	7	0	0	0	-7	-100%
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	2	2	2	2	0	0%
Employment Density ³	9.9	15.7	18.0	18.0	8.1	81%
Residential Density ⁴	5.9	5.8	8.3	9.1	3.2	54%

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