

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 195.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,813	4,415	10,633	10,759	5,946	124%
Household Population	4,726	4,342	10,535	10,643	5,917	125%
Group Quarters Population	87	73	98	116	29	33%
Civilian	87	73	98	116	29	33%
Military	0	0	0	0	0	0%
Total Housing Units	1,496	1,372	3,376	3,490	1,994	133%
Single Family	721	666	536	536	-185	-26%
Multiple Family	550	509	2,643	2,757	2,207	401%
Mobile Homes	225	197	197	197	-28	-12%
Occupied Housing Units	1,463	1,336	3,205	3,268	1,805	123%
Single Family	713	655	528	525	-188	-26%
Multiple Family	525	484	2,482	2,551	2,026	386%
Mobile Homes	225	197	195	192	-33	-15%
Vacancy Rate	2.2%	2.6%	5.1%	6.4%	4.2	191%
Single Family	1.1%	1.7%	1.5%	2.1%	1.0	91%
Multiple Family	4.5%	4.9%	6.1%	7.5%	3.0	67%
Mobile Homes	0.0%	0.0%	1.0%	2.5%	2.5	0%
Persons per Household	3.23	3.25	3.29	3.26	0.0	1%

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	133	58	119	103	-30	-23%
\$15,000-\$29,999	321	188	378	290	-31	-10%
\$30,000-\$44,999	343	184	486	496	153	45%
\$45,000-\$59,999	220	229	463	472	252	115%
\$60,000-\$74,999	166	224	461	364	198	119%
\$75,000-\$99,999	113	195	524	607	494	437%
\$100,000-\$124,999	56	108	330	395	339	605%
\$125,000-\$149,999	20	74	185	204	184	920%
\$150,000-\$199,999	39	68	218	273	234	600%
\$200,000 or more	52	8	41	64	12	23%
Total Households	1,463	1,336	3,205	3,268	1,805	123%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,136	\$60,603	\$65,092	\$71,250	\$29,114	69%

*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.

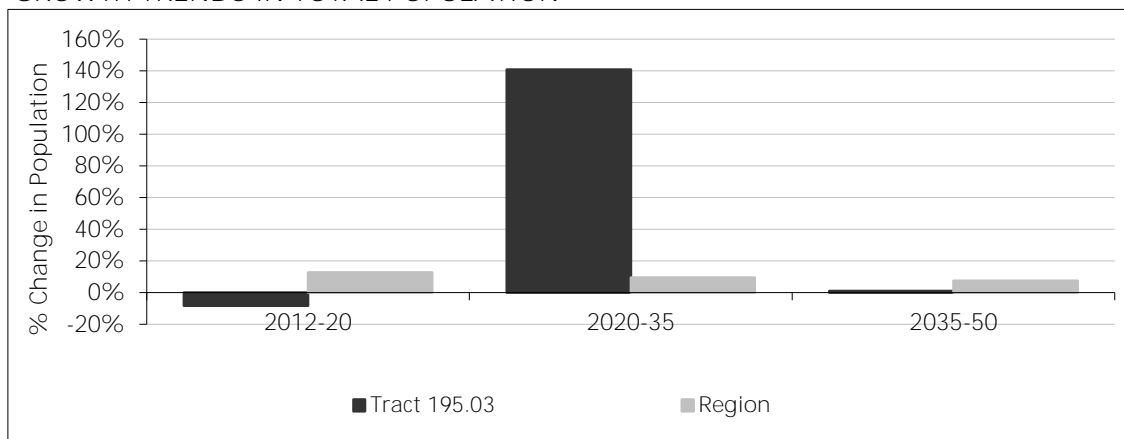
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,813	4,415	10,633	10,759	5,946	124%
Under 5	431	464	1,045	1,015	584	135%
5 to 9	345	324	813	810	465	135%
10 to 14	347	301	753	787	440	127%
15 to 17	217	168	400	413	196	90%
18 to 19	184	131	298	314	130	71%
20 to 24	367	326	680	689	322	88%
25 to 29	462	444	917	904	442	96%
30 to 34	429	398	967	932	503	117%
35 to 39	328	311	805	710	382	116%
40 to 44	365	298	858	746	381	104%
45 to 49	319	257	637	632	313	98%
50 to 54	340	274	647	700	360	106%
55 to 59	275	255	497	624	349	127%
60 to 61	76	87	187	213	137	180%
62 to 64	84	94	196	221	137	163%
65 to 69	88	108	277	297	209	238%
70 to 74	50	66	224	222	172	344%
75 to 79	45	51	217	223	178	396%
80 to 84	25	22	89	99	74	296%
85 and over	36	36	126	208	172	478%
Median Age	30.6	30.6	32.1	32.4	1.8	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,813	4,415	10,633	10,759	5,946	124%
Hispanic	2,842	2,871	7,700	8,418	5,576	196%
Non-Hispanic	1,971	1,544	2,933	2,341	370	19%
White	1,484	1,115	1,853	1,216	-268	-18%
Black	155	134	271	236	81	52%
American Indian	20	15	26	21	1	5%
Asian	173	156	458	514	341	197%
Hawaiian / Pacific Islander	25	23	56	63	38	152%
Other	2	2	4	4	2	100%
Two or More Races	112	99	265	287	175	156%

GROWTH TRENDS IN TOTAL POPULATION



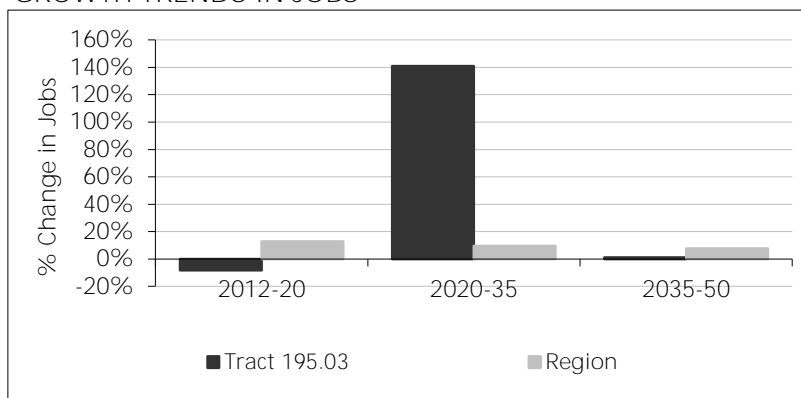
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,228	2,905	4,029	4,032	1,804	81%
Civilian Jobs	2,228	2,905	4,029	4,032	1,804	81%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	440	440	440	440	0	0%
Developed Acres	410	414	418	418	8	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	127	120	97	97	-30	-24%
Multiple Family	31	29	26	27	-4	-13%
Mobile Homes	30	29	29	29	-1	-3%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	35	95	96	96	--
Industrial	18	8	6	6	-13	-69%
Commercial/Services	91	74	48	48	-43	-48%
Office	8	8	5	5	-3	-39%
Schools	23	23	22	22	0	-2%
Roads and Freeways	76	84	84	84	8	10%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	0	0%
Vacant Developable Acres	11	7	4	3	-8	-72%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	3	0	0%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	8	4	0	0	-8	-100%
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	19	19	19	19	0	0%
Employment Density ³	15.8	22.3	31.3	31.3	15.5	98%
Residential Density ⁴	8.0	7.0	16.9	17.4	9.5	119%

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