

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 123.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,472	3,531	3,681	3,812	340	10%
Household Population	3,232	3,301	3,431	3,547	315	10%
Group Quarters Population	240	230	250	265	25	10%
Civilian	240	230	250	265	25	10%
Military	0	0	0	0	0	0%
Total Housing Units	1,528	1,528	1,564	1,577	49	3%
Single Family	694	694	694	707	13	2%
Multiple Family	834	834	870	870	36	4%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,392	1,390	1,427	1,468	76	5%
Single Family	630	627	634	686	56	9%
Multiple Family	762	763	793	782	20	3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.9%	9.0%	8.8%	6.9%	-2.0	-22%
Single Family	9.2%	9.7%	8.6%	3.0%	-6.2	-67%
Multiple Family	8.6%	8.5%	8.9%	10.1%	1.5	17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.32	2.37	2.40	2.42	0.1	4%

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	127	118	98	85	-42	-33%
\$15,000-\$29,999	209	215	206	177	-32	-15%
\$30,000-\$44,999	150	184	181	205	55	37%
\$45,000-\$59,999	311	212	195	166	-145	-47%
\$60,000-\$74,999	120	176	171	154	34	28%
\$75,000-\$99,999	172	180	197	251	79	46%
\$100,000-\$124,999	93	106	149	140	47	51%
\$125,000-\$149,999	94	84	78	87	-7	-7%
\$150,000-\$199,999	64	54	67	104	40	63%
\$200,000 or more	52	61	85	99	47	90%
Total Households	1,392	1,390	1,427	1,468	76	5%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,129	\$57,594	\$62,939	\$69,838	\$14,709	27%

*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.

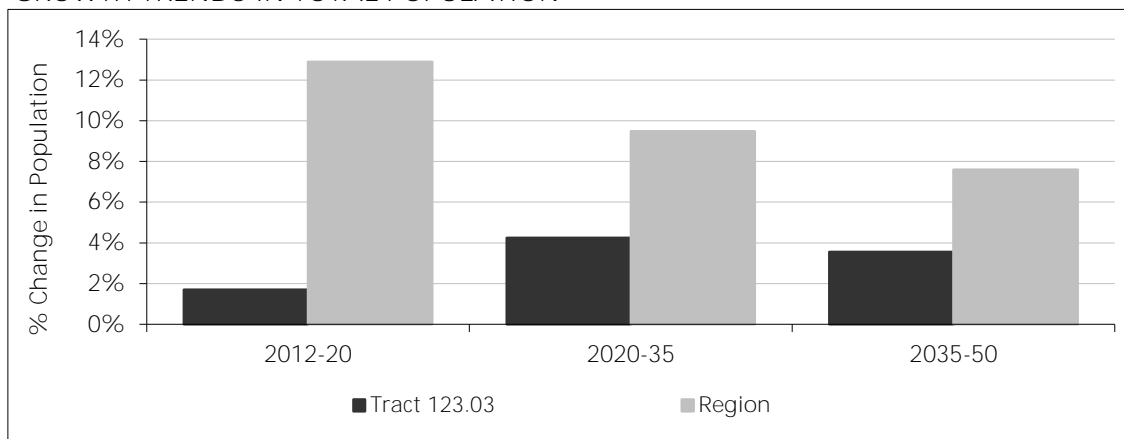
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,472	3,531	3,681	3,812	340	10%
Under 5	217	232	210	208	-9	-4%
5 to 9	183	178	182	183	0	0%
10 to 14	205	182	181	168	-37	-18%
15 to 17	117	95	73	61	-56	-48%
18 to 19	88	69	71	70	-18	-20%
20 to 24	296	251	205	203	-93	-31%
25 to 29	309	331	256	220	-89	-29%
30 to 34	258	262	251	228	-30	-12%
35 to 39	190	202	218	193	3	2%
40 to 44	155	142	181	156	1	1%
45 to 49	198	176	178	183	-15	-8%
50 to 54	212	189	197	209	-3	-1%
55 to 59	183	189	168	224	41	22%
60 to 61	85	110	92	117	32	38%
62 to 64	118	148	138	157	39	33%
65 to 69	153	215	215	230	77	50%
70 to 74	85	136	176	155	70	82%
75 to 79	83	104	189	192	109	131%
80 to 84	130	124	231	255	125	96%
85 and over	207	196	269	400	193	93%
Median Age	36.7	39.1	45.4	50.8	14.1	38%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,472	3,531	3,681	3,812	340	10%
Hispanic	1,651	1,824	2,092	2,312	661	40%
Non-Hispanic	1,821	1,707	1,589	1,500	-321	-18%
White	1,320	1,204	1,032	892	-428	-32%
Black	156	158	140	125	-31	-20%
American Indian	12	10	0	0	-12	-100%
Asian	222	231	306	358	136	61%
Hawaiian / Pacific Islander	20	17	12	4	-16	-80%
Other	13	6	0	1	-12	-92%
Two or More Races	78	81	99	120	42	54%

GROWTH TRENDS IN TOTAL POPULATION



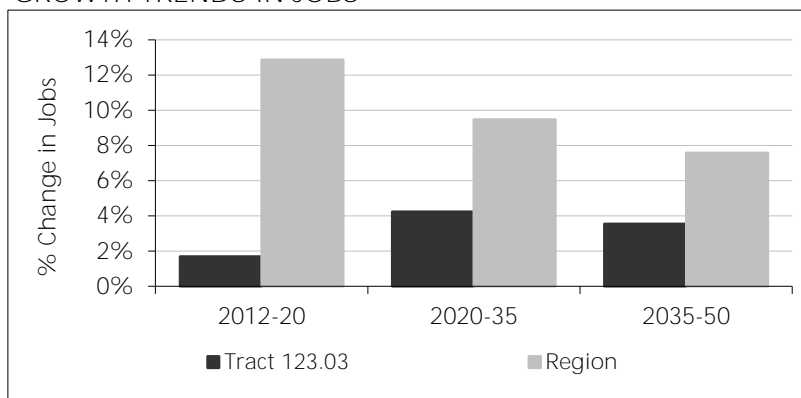
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	868	868	879	927	59	7%
Civilian Jobs	868	868	879	927	59	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	401	401	401	401	0	0%
Developed Acres	381	381	381	383	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	147	147	147	149	3	2%
Multiple Family	38	38	38	38	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	17	17	17	17	0	0%
Mixed Use	0	0	2	2	2	--
Industrial	0	0	0	0	0	0%
Commercial/Services	28	28	27	27	0	-1%
Office	4	4	2	2	-2	-49%
Schools	6	6	6	6	0	0%
Roads and Freeways	103	103	103	103	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	37	37	37	37	0	0%
Vacant Developable Acres	3	3	3	0	-3	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	0	-3	-95%
Multiple Family	0	0	0	0	0	0%
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	18	18	18	18	0	0%
Employment Density ³	22.8	22.8	23.8	25.1	2.3	10%
Residential Density ⁴	7.6	7.6	7.7	7.7	0.1	1%

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