

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 198.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,962	4,075	4,553	4,539	577	15%
Household Population	3,962	4,075	4,553	4,539	577	15%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,717	1,735	1,905	1,922	205	12%
Single Family	840	857	857	857	17	2%
Multiple Family	717	718	888	905	188	26%
Mobile Homes	160	160	160	160	0	0%
Occupied Housing Units	1,635	1,650	1,840	1,837	202	12%
Single Family	805	816	833	822	17	2%
Multiple Family	670	674	847	856	186	28%
Mobile Homes	160	160	160	159	-1	-1%
Vacancy Rate	4.8%	4.9%	3.4%	4.4%	-0.4	-8%
Single Family	4.2%	4.8%	2.8%	4.1%	-0.1	-2%
Multiple Family	6.6%	6.1%	4.6%	5.4%	-1.2	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.6%	0.6	0%
Persons per Household	2.42	2.47	2.47	2.47	0.1	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	195	109	89	65	-130	-67%
\$15,000-\$29,999	162	191	192	184	22	14%
\$30,000-\$44,999	232	226	219	185	-47	-20%
\$45,000-\$59,999	158	133	185	211	53	34%
\$60,000-\$74,999	190	192	174	114	-76	-40%
\$75,000-\$99,999	242	239	252	260	18	7%
\$100,000-\$124,999	159	162	238	235	76	48%
\$125,000-\$149,999	120	138	125	145	25	21%
\$150,000-\$199,999	101	124	193	200	99	98%
\$200,000 or more	76	136	173	238	162	213%
Total Households	1,635	1,650	1,840	1,837	202	12%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,566	\$72,969	\$81,052	\$90,337	\$24,771	38%

*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.

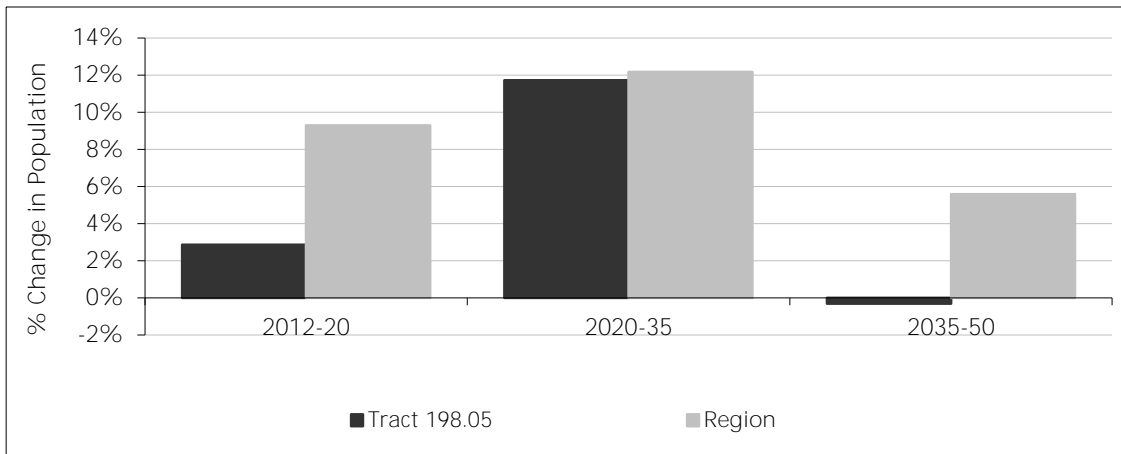
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,962	4,075	4,553	4,539	577	15%
Under 5	238	266	244	240	2	1%
5 to 9	242	248	248	238	-4	-2%
10 to 14	231	214	217	206	-25	-11%
15 to 17	177	148	150	139	-38	-21%
18 to 19	103	79	78	71	-32	-31%
20 to 24	237	218	204	176	-61	-26%
25 to 29	287	297	259	247	-40	-14%
30 to 34	257	259	254	248	-9	-4%
35 to 39	263	288	301	277	14	5%
40 to 44	260	233	291	248	-12	-5%
45 to 49	203	172	192	168	-35	-17%
50 to 54	244	216	238	239	-5	-2%
55 to 59	207	221	195	238	31	15%
60 to 61	71	85	74	83	12	17%
62 to 64	115	137	126	142	27	23%
65 to 69	164	222	225	246	82	50%
70 to 74	133	210	277	242	109	82%
75 to 79	144	180	311	246	102	71%
80 to 84	138	131	264	239	101	73%
85 and over	248	251	405	606	358	144%
Median Age	39.0	40.4	45.8	50.2	11.2	29%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,962	4,075	4,553	4,539	577	15%
Hispanic	1,587	1,765	2,086	2,185	598	38%
Non-Hispanic	2,375	2,310	2,467	2,354	-21	-1%
White	1,954	1,893	2,001	1,899	-55	-3%
Black	134	128	108	77	-57	-43%
American Indian	12	9	6	5	-7	-58%
Asian	129	133	181	192	63	49%
Hawaiian / Pacific Islander	26	28	31	34	8	31%
Other	14	10	6	5	-9	-64%
Two or More Races	106	109	134	142	36	34%

GROWTH TRENDS IN TOTAL POPULATION



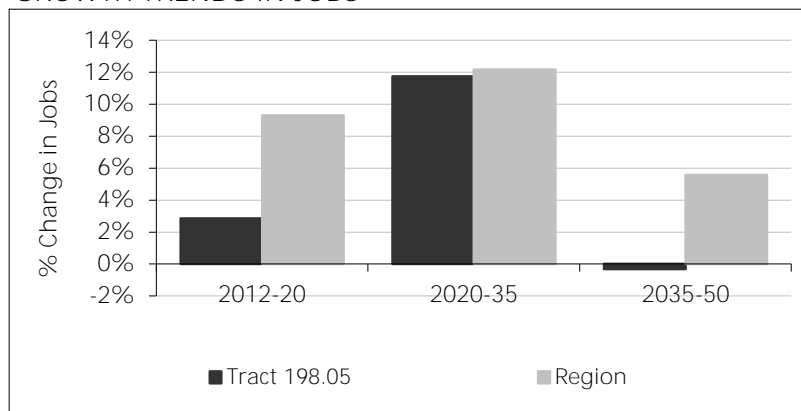
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,091	1,362	1,480	1,576	485	44%
Civilian Jobs	1,091	1,362	1,480	1,576	485	44%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	345	345	345	345	0	0%
Developed Acres	316	324	331	331	15	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	99	101	101	101	1	1%
Multiple Family	18	18	18	18	0	0%
Mobile Homes	23	23	23	23	0	0%
Other Residential	11	11	11	11	0	0%
Mixed Use	0	3	10	10	10	--
Industrial	1	1	1	1	0	0%
Commercial/Services	63	66	66	66	4	6%
Office	3	3	3	3	0	0%
Schools	1	1	1	1	0	0%
Roads and Freeways	54	54	54	54	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	44	44	44	44	0	0%
Vacant Developable Acres	15	7	0	0	-15	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	10	7	0	0	-10	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	4	0	0	0	-4	-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	14	14	14	14	0	0%
Employment Density ³	16.0	18.6	19.3	20.6	4.5	28%
Residential Density ⁴	11.4	11.3	12.2	12.3	0.9	8%

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