

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 101.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,644	6,387	7,007	7,004	1,360	24%
Household Population	5,620	6,375	6,969	6,945	1,325	24%
Group Quarters Population	24	12	38	59	35	146%
Civilian	24	12	38	59	35	146%
Military	0	0	0	0	0	0%
Total Housing Units	1,807	2,007	2,161	2,149	342	19%
Single Family	675	676	815	784	109	16%
Multiple Family	495	694	709	992	497	100%
Mobile Homes	637	637	637	373	-264	-41%
Occupied Housing Units	1,700	1,890	2,021	2,014	314	18%
Single Family	653	653	805	774	121	19%
Multiple Family	470	660	669	908	438	93%
Mobile Homes	577	577	547	332	-245	-42%
Vacancy Rate	5.9%	5.8%	6.5%	6.3%	0.4	7%
Single Family	3.3%	3.4%	1.2%	1.3%	-2.0	-61%
Multiple Family	5.1%	4.9%	5.6%	8.5%	3.4	67%
Mobile Homes	9.4%	9.4%	14.1%	11.0%	1.6	17%
Persons per Household	3.31	3.37	3.45	3.45	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	191	194	174	127	-64	-34%
\$15,000-\$29,999	319	300	289	253	-66	-21%
\$30,000-\$44,999	213	219	252	277	64	30%
\$45,000-\$59,999	351	297	263	207	-144	-41%
\$60,000-\$74,999	263	231	246	218	-45	-17%
\$75,000-\$99,999	235	228	274	352	117	50%
\$100,000-\$124,999	76	156	199	178	102	134%
\$125,000-\$149,999	26	99	110	123	97	373%
\$150,000-\$199,999	9	70	85	127	118	1311%
\$200,000 or more	17	96	129	152	135	794%
Total Households	1,700	1,890	2,021	2,014	314	18%

*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.

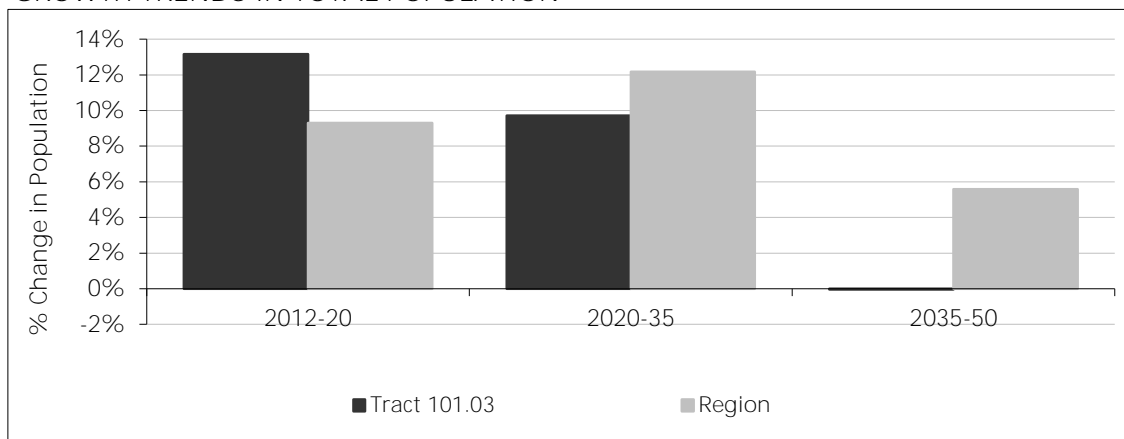
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,644	6,387	7,007	7,004	1,360	24%
Under 5	439	545	513	439	0	0%
5 to 9	394	423	428	381	-13	-3%
10 to 14	430	427	425	402	-28	-7%
15 to 17	310	286	276	275	-35	-11%
18 to 19	194	176	167	166	-28	-14%
20 to 24	480	516	458	452	-28	-6%
25 to 29	488	566	511	457	-31	-6%
30 to 34	337	349	382	326	-11	-3%
35 to 39	346	357	418	331	-15	-4%
40 to 44	360	324	412	334	-26	-7%
45 to 49	339	342	362	373	34	10%
50 to 54	432	485	500	570	138	32%
55 to 59	319	417	397	517	198	62%
60 to 61	95	142	149	163	68	72%
62 to 64	151	221	235	240	89	59%
65 to 69	148	251	360	360	212	143%
70 to 74	118	200	330	308	190	161%
75 to 79	103	145	301	325	222	216%
80 to 84	92	111	218	289	197	214%
85 and over	69	104	165	296	227	329%
Median Age	31.3	33.6	39.1	44.1	12.8	41%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,644	6,387	7,007	7,004	1,360	24%
Hispanic	4,295	5,167	5,978	6,339	2,044	48%
Non-Hispanic	1,349	1,220	1,029	665	-684	-51%
White	816	720	469	136	-680	-83%
Black	157	142	155	139	-18	-11%
American Indian	12	8	3	1	-11	-92%
Asian	248	235	275	263	15	6%
Hawaiian / Pacific Islander	4	4	4	5	1	25%
Other	13	7	1	1	-12	-92%
Two or More Races	99	104	122	120	21	21%

GROWTH TRENDS IN TOTAL POPULATION



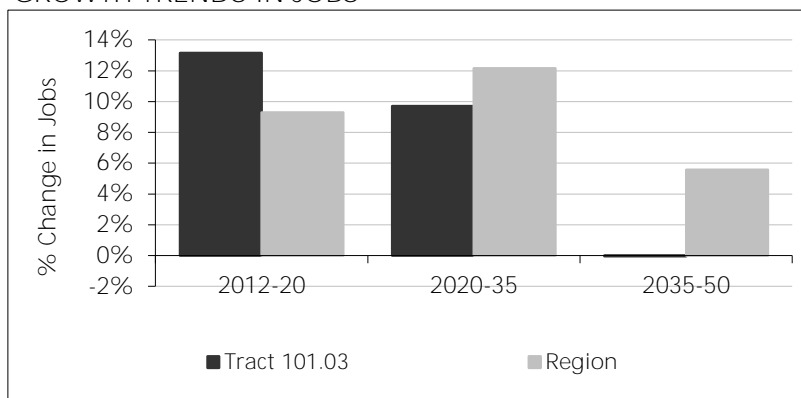
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,430	1,705	2,068	2,326	896	63%
Civilian Jobs	1,430	1,705	2,068	2,326	896	63%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,427	1,427	1,427	1,427	0	0%
Developed Acres	525	1,239	1,258	1,263	739	141%
Low Density Single Family	0	0	0	0	0	0%
Single Family	94	94	95	91	-3	-3%
Multiple Family	17	35	35	54	37	221%
Mobile Homes	40	40	40	23	-17	-43%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	22	20	34	35	12	55%
Commercial/Services	72	73	76	84	11	16%
Office	0	0	0	0	0	0%
Schools	24	6	6	6	-18	-75%
Roads and Freeways	98	110	110	110	12	12%
Agricultural and Extractive ²	21	21	21	21	0	0%
Parks and Military Use	136	840	840	840	704	518%
Vacant Developable Acres	739	24	6	0	-739	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	0	0	-2	-100%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	24	15	1	0	-24	-100%
Commercial/Services	8	7	4	0	-8	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	704	0	0	0	-704	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	164	164	164	164	0	0%
Employment Density ³	12.0	17.2	17.8	18.6	6.6	55%
Residential Density ⁴	12.0	11.9	12.6	12.8	0.8	7%

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