

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 188.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,644	5,591	7,233	7,377	2,733	59%
Household Population	4,628	5,576	7,215	7,356	2,728	59%
Group Quarters Population	16	15	18	21	5	31%
Civilian	16	15	18	21	5	31%
Military	0	0	0	0	0	0%
Total Housing Units	1,946	2,275	2,869	2,957	1,011	52%
Single Family	1,407	1,736	2,330	2,418	1,011	72%
Multiple Family	309	309	309	309	0	0%
Mobile Homes	230	230	230	230	0	0%
Occupied Housing Units	1,856	2,163	2,766	2,823	967	52%
Single Family	1,319	1,624	2,228	2,289	970	74%
Multiple Family	307	309	309	309	2	1%
Mobile Homes	230	230	229	225	-5	-2%
Vacancy Rate	4.6%	4.9%	3.6%	4.5%	-0.1	-2%
Single Family	6.3%	6.5%	4.4%	5.3%	-1.0	-16%
Multiple Family	0.6%	0.0%	0.0%	0.0%	-0.6	-100%
Mobile Homes	0.0%	0.0%	0.4%	2.2%	2.2	0%
Persons per Household	2.49	2.58	2.61	2.61	0.1	5%

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	86	165	165	133	47	55%
\$15,000-\$29,999	218	280	316	290	72	33%
\$30,000-\$44,999	174	254	302	272	98	56%
\$45,000-\$59,999	292	248	276	275	-17	-6%
\$60,000-\$74,999	192	199	283	278	86	45%
\$75,000-\$99,999	186	277	332	354	168	90%
\$100,000-\$124,999	193	195	278	280	87	45%
\$125,000-\$149,999	107	143	200	213	106	99%
\$150,000-\$199,999	214	186	262	298	84	39%
\$200,000 or more	194	216	352	430	236	122%
Total Households	1,856	2,163	2,766	2,823	967	52%
Median Household Income						
Adjusted for inflation (\$2010)	\$72,344	\$70,138	\$78,087	\$86,547	\$14,203	20%

*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.

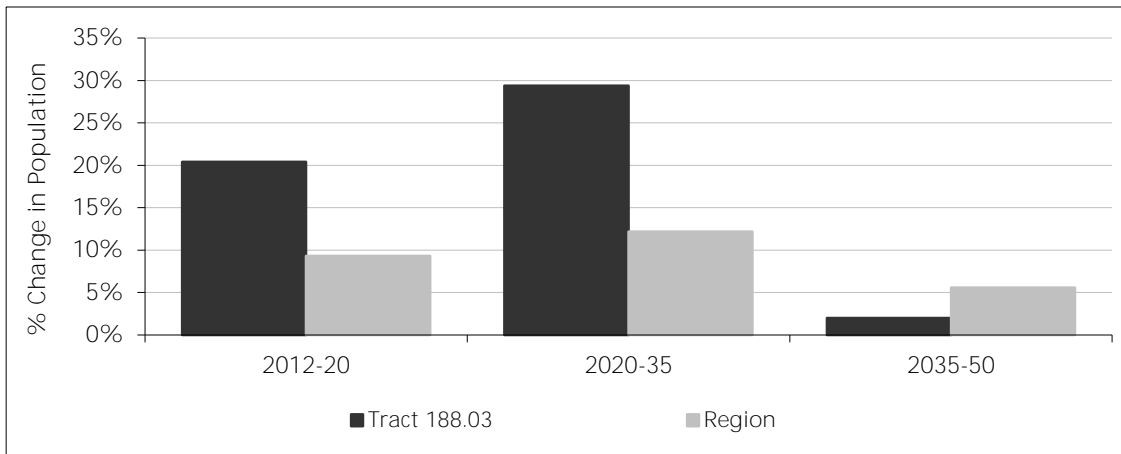
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,644	5,591	7,233	7,377	2,733	59%
Under 5	249	344	420	450	201	81%
5 to 9	253	321	404	444	191	75%
10 to 14	263	295	387	395	132	50%
15 to 17	180	177	236	235	55	31%
18 to 19	120	100	131	125	5	4%
20 to 24	240	267	329	319	79	33%
25 to 29	216	263	305	331	115	53%
30 to 34	241	299	371	424	183	76%
35 to 39	226	298	382	391	165	73%
40 to 44	268	290	439	406	138	51%
45 to 49	341	337	455	439	98	29%
50 to 54	356	333	413	402	46	13%
55 to 59	360	422	436	549	189	53%
60 to 61	114	150	136	158	44	39%
62 to 64	189	240	221	254	65	34%
65 to 69	276	396	377	402	126	46%
70 to 74	251	445	615	553	302	120%
75 to 79	202	292	535	399	197	98%
80 to 84	146	155	341	278	132	90%
85 and over	153	167	300	423	270	176%
Median Age	46.0	47.1	47.3	46.9	0.9	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,644	5,591	7,233	7,377	2,733	59%
Hispanic	1,095	1,589	2,719	3,341	2,246	205%
Non-Hispanic	3,549	4,002	4,514	4,036	487	14%
White	3,176	3,540	3,818	3,261	85	3%
Black	61	73	81	62	1	2%
American Indian	24	22	15	10	-14	-58%
Asian	149	194	341	411	262	176%
Hawaiian / Pacific Islander	7	9	15	18	11	157%
Other	10	9	7	6	-4	-40%
Two or More Races	122	155	237	268	146	120%

GROWTH TRENDS IN TOTAL POPULATION



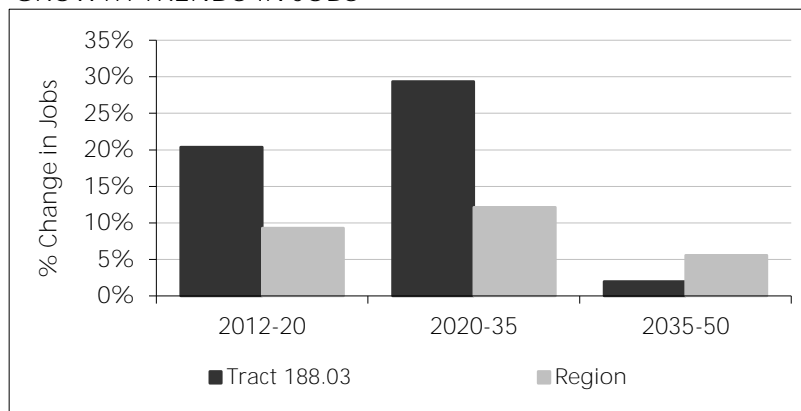
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,406	1,465	1,465	1,532	126	9%
Civilian Jobs	1,406	1,465	1,465	1,532	126	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	12,016	12,016	12,016	12,016	0	0%
Developed Acres	7,796	8,160	9,426	10,202	2,405	31%
Low Density Single Family	3,572	3,886	5,056	5,567	1,995	56%
Single Family	94	131	230	258	163	173%
Multiple Family	19	19	19	19	0	0%
Mobile Homes	67	65	62	62	-5	-7%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	36	36	36	36	0	0%
Commercial/Services	165	169	169	190	24	15%
Office	0	0	0	0	0	0%
Schools	41	41	41	41	0	0%
Roads and Freeways	530	530	530	530	0	0%
Agricultural and Extractive ²	3,203	3,203	3,203	3,203	0	0%
Parks and Military Use	70	80	80	298	228	325%
Vacant Developable Acres	3,281	2,918	1,652	876	-2,405	-73%
Low Density Single Family	2,828	2,514	1,343	833	-1,995	-71%
Single Family	201	166	70	43	-158	-79%
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	24	21	21	0	-24	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	228	218	218	0	-228	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	938	938	938	938	0	0%
Employment Density ³	5.8	6.0	6.0	5.8	-0.1	-1%
Residential Density ⁴	0.5	0.6	0.5	0.5	0.0	-3%

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