

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 148.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,504	5,040	5,209	5,144	640	14%
Household Population	4,382	4,929	5,088	5,017	635	14%
Group Quarters Population	122	111	121	127	5	4%
Civilian	122	111	121	127	5	4%
Military	0	0	0	0	0	0%
Total Housing Units	2,118	2,325	2,366	2,366	248	12%
Single Family	861	870	893	893	32	4%
Multiple Family	1,205	1,403	1,473	1,473	268	22%
Mobile Homes	52	52	0	0	-52	-100%
Occupied Housing Units	2,071	2,260	2,316	2,290	219	11%
Single Family	819	831	877	875	56	7%
Multiple Family	1,200	1,385	1,439	1,415	215	18%
Mobile Homes	52	44	0	0	-52	-100%
Vacancy Rate	2.2%	2.8%	2.1%	3.2%	1.0	45%
Single Family	4.9%	4.5%	1.8%	2.0%	-2.9	-59%
Multiple Family	0.4%	1.3%	2.3%	3.9%	3.5	875%
Mobile Homes	0.0%	15.4%	0.0%	0.0%	0.0	0%
Persons per Household	2.12	2.18	2.20	2.19	0.1	3%

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	212	242	214	179	-33	-16%
\$15,000-\$29,999	276	355	294	289	13	5%
\$30,000-\$44,999	290	304	292	264	-26	-9%
\$45,000-\$59,999	349	286	309	252	-97	-28%
\$60,000-\$74,999	261	281	273	227	-34	-13%
\$75,000-\$99,999	270	291	317	391	121	45%
\$100,000-\$124,999	193	169	221	220	27	14%
\$125,000-\$149,999	95	131	143	134	39	41%
\$150,000-\$199,999	79	127	123	177	98	124%
\$200,000 or more	46	74	130	157	111	241%
Total Households	2,071	2,260	2,316	2,290	219	11%
Median Household Income						
Adjusted for inflation (\$2010)	\$56,067	\$57,010	\$62,692	\$70,639	\$14,572	26%

*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.

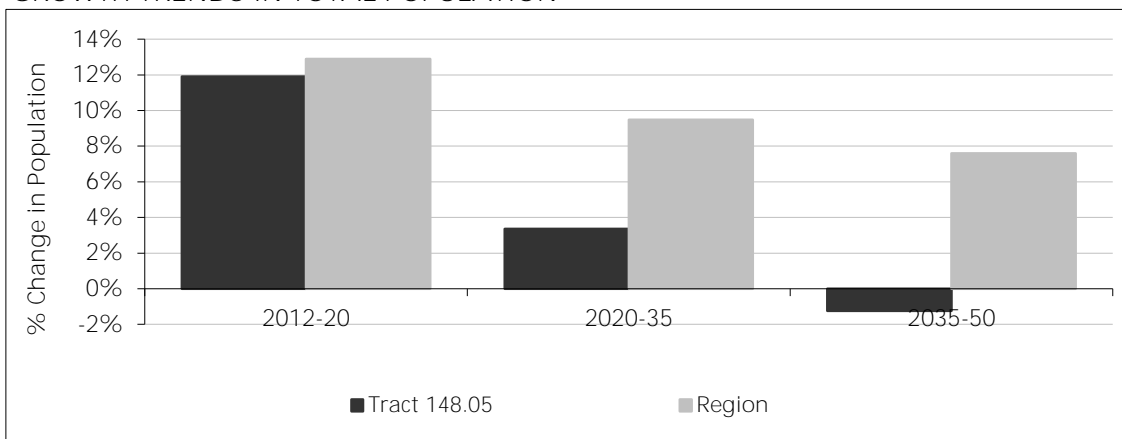
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,504	5,040	5,209	5,144	640	14%
Under 5	325	418	383	403	78	24%
5 to 9	217	251	240	243	26	12%
10 to 14	166	171	192	184	18	11%
15 to 17	108	97	109	99	-9	-8%
18 to 19	93	65	76	58	-35	-38%
20 to 24	369	371	359	326	-43	-12%
25 to 29	511	567	489	508	-3	-1%
30 to 34	399	432	385	408	9	2%
35 to 39	316	391	370	351	35	11%
40 to 44	273	269	292	240	-33	-12%
45 to 49	261	241	264	236	-25	-10%
50 to 54	329	295	314	287	-42	-13%
55 to 59	252	280	243	273	21	8%
60 to 61	102	131	97	112	10	10%
62 to 64	140	176	143	160	20	14%
65 to 69	183	271	262	278	95	52%
70 to 74	117	207	278	247	130	111%
75 to 79	111	153	266	204	93	84%
80 to 84	103	107	212	194	91	88%
85 and over	129	147	235	333	204	158%
Median Age	36.0	36.9	40.0	39.9	3.9	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,504	5,040	5,209	5,144	640	14%
Hispanic	944	1,212	1,481	1,688	744	79%
Non-Hispanic	3,560	3,828	3,728	3,456	-104	-3%
White	2,765	2,868	2,525	2,079	-686	-25%
Black	344	418	480	536	192	56%
American Indian	13	12	12	12	-1	-8%
Asian	274	337	475	569	295	108%
Hawaiian / Pacific Islander	16	21	26	30	14	88%
Other	9	9	9	9	0	0%
Two or More Races	139	163	201	221	82	59%

GROWTH TRENDS IN TOTAL POPULATION



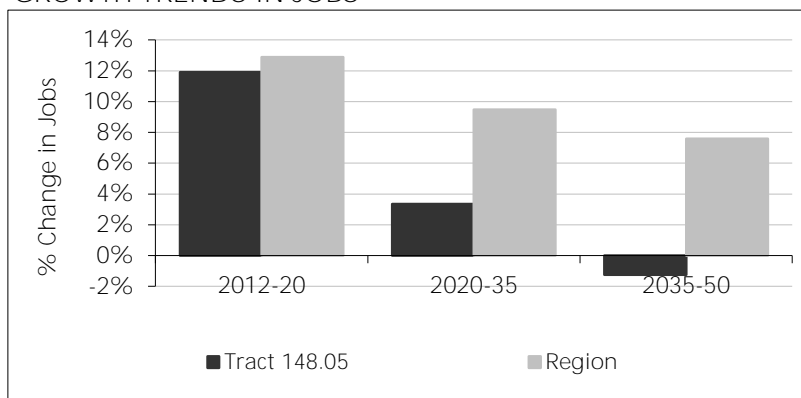
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,455	1,569	1,571	1,571	116	8%
Civilian Jobs	1,455	1,569	1,571	1,571	116	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	304	304	304	304	0	0%
Developed Acres	300	302	304	304	5	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	127	128	130	130	3	3%
Multiple Family	51	59	61	61	10	21%
Mobile Homes	2	2	0	0	-2	-100%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	25	19	19	19	-7	-27%
Office	6	6	6	6	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	59	59	59	59	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	14	14	14	14	0	0%
Vacant Developable Acres	5	3	0	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	0	0	-3	-100%
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	1	0	0	0	-1	-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	0	0	0	0	0	0%
Employment Density ³	34.1	43.9	44.0	44.0	9.9	29%
Residential Density ⁴	11.5	12.1	12.1	12.1	0.6	5%

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