

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 36.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,231	4,200	4,181	4,053	-178	-4%
Household Population	4,185	4,167	4,103	3,944	-241	-6%
Group Quarters Population	46	33	78	109	63	137%
Civilian	46	33	78	109	63	137%
Military	0	0	0	0	0	0%
Total Housing Units	1,064	1,064	1,064	1,104	40	4%
Single Family	899	899	899	898	-1	0%
Multiple Family	165	165	165	206	41	25%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,011	995	981	950	-61	-6%
Single Family	858	849	835	802	-56	-7%
Multiple Family	153	146	146	148	-5	-3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.0%	6.5%	7.8%	13.9%	8.9	178%
Single Family	4.6%	5.6%	7.1%	10.7%	6.1	133%
Multiple Family	7.3%	11.5%	11.5%	28.2%	20.9	286%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.14	4.19	4.18	4.15	0.0	0%

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	196	326	292	242	46	23%
\$15,000-\$29,999	308	314	292	273	-35	-11%
\$30,000-\$44,999	156	164	180	209	53	34%
\$45,000-\$59,999	136	80	79	73	-63	-46%
\$60,000-\$74,999	95	49	55	51	-44	-46%
\$75,000-\$99,999	66	58	74	62	-4	-6%
\$100,000-\$124,999	30	0	5	39	9	30%
\$125,000-\$149,999	16	3	4	1	-15	-94%
\$150,000-\$199,999	6	1	0	0	-6	-100%
\$200,000 or more	2	0	0	0	-2	-100%
Total Households	1,011	995	981	950	-61	-6%
Median Household Income						
Adjusted for inflation (\$2010)	\$30,144	\$23,193	\$25,197	\$27,802	(\$2,342)	-8%

*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.

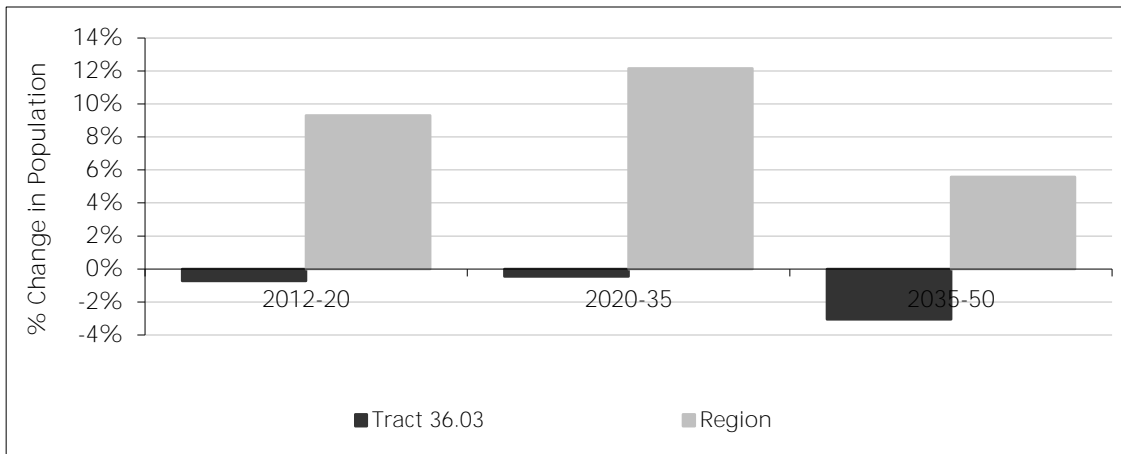
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,231	4,200	4,181	4,053	-178	-4%
Under 5	383	408	349	293	-90	-23%
5 to 9	354	331	313	274	-80	-23%
10 to 14	399	351	323	305	-94	-24%
15 to 17	250	200	171	168	-82	-33%
18 to 19	174	130	108	102	-72	-41%
20 to 24	383	367	291	284	-99	-26%
25 to 29	324	354	287	259	-65	-20%
30 to 34	280	275	274	233	-47	-17%
35 to 39	283	270	293	230	-53	-19%
40 to 44	280	240	296	240	-40	-14%
45 to 49	242	223	220	231	-11	-5%
50 to 54	213	222	202	236	23	11%
55 to 59	177	209	184	240	63	36%
60 to 61	57	74	68	75	18	32%
62 to 64	61	87	94	100	39	64%
65 to 69	87	122	152	144	57	66%
70 to 74	87	120	193	182	95	109%
75 to 79	66	75	144	152	86	130%
80 to 84	62	65	122	157	95	153%
85 and over	69	77	97	148	79	114%
Median Age	27.7	29.4	34.5	37.4	9.7	35%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,231	4,200	4,181	4,053	-178	-4%
Hispanic	3,760	3,788	3,835	3,779	19	1%
Non-Hispanic	471	412	346	274	-197	-42%
White	127	103	66	37	-90	-71%
Black	156	131	86	45	-111	-71%
American Indian	6	6	8	7	1	17%
Asian	119	110	116	112	-7	-6%
Hawaiian / Pacific Islander	5	4	4	4	-1	-20%
Other	7	8	10	10	3	43%
Two or More Races	51	50	56	59	8	16%

GROWTH TRENDS IN TOTAL POPULATION



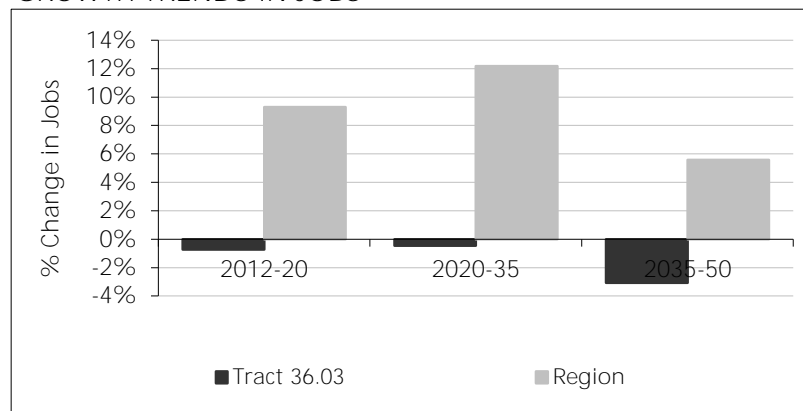
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	218	235	235	235	17	8%
Civilian Jobs	218	235	235	235	17	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	167	167	167	167	0	0%
Developed Acres	163	163	163	165	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	80	80	80	80	0	0%
Multiple Family	6	6	6	8	2	32%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	1	1	1	--
Industrial	0	0	0	0	0	0%
Commercial/Services	5	5	5	5	-1	-12%
Office	0	0	0	0	0	0%
Schools	7	7	7	7	0	0%
Roads and Freeways	61	61	61	61	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	4	3	3	2	-2	-56%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	0%
Multiple Family	2	2	2	0	-2	-93%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-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	17.1	18.6	18.6	18.8	1.6	9%
Residential Density ⁴	12.3	12.3	12.3	12.5	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 residential acre (single family, multiple