

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.48

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,272	5,340	5,418	5,344	72	1%
Household Population	5,254	5,330	5,395	5,312	58	1%
Group Quarters Population	18	10	23	32	14	78%
Civilian	18	10	23	32	14	78%
Military	0	0	0	0	0	0%
Total Housing Units	1,808	1,808	1,808	1,808	0	0%
Single Family	1,264	1,264	1,264	1,264	0	0%
Multiple Family	544	544	544	544	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,773	1,762	1,781	1,765	-8	0%
Single Family	1,229	1,218	1,237	1,221	-8	-1%
Multiple Family	544	544	544	544	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.9%	2.5%	1.5%	2.4%	0.5	26%
Single Family	2.8%	3.6%	2.1%	3.4%	0.6	21%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.96	3.02	3.03	3.01	0.0	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	84	71	58	57	-27	-32%
\$15,000-\$29,999	104	75	72	52	-52	-50%
\$30,000-\$44,999	161	111	81	70	-91	-57%
\$45,000-\$59,999	155	109	129	124	-31	-20%
\$60,000-\$74,999	176	152	136	66	-110	-63%
\$75,000-\$99,999	312	292	235	191	-121	-39%
\$100,000-\$124,999	210	213	204	273	63	30%
\$125,000-\$149,999	159	182	225	186	27	17%
\$150,000-\$199,999	232	247	268	256	24	10%
\$200,000 or more	180	310	373	490	310	172%
Total Households	1,773	1,762	1,781	1,765	-8	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$91,546	\$108,333	\$121,998	\$131,653	\$40,107	44%

*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.

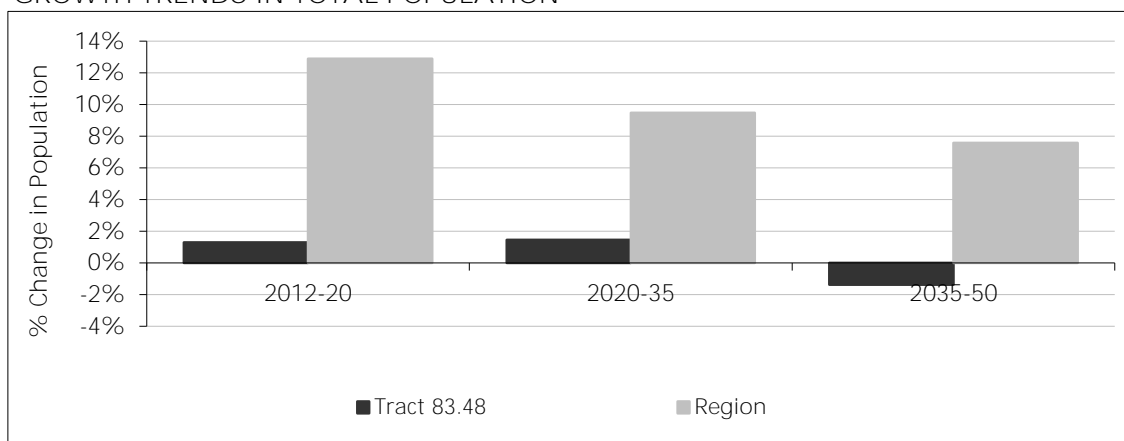
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,272	5,340	5,418	5,344	72	1%
Under 5	293	335	298	293	0	0%
5 to 9	252	259	244	230	-22	-9%
10 to 14	251	218	238	223	-28	-11%
15 to 17	200	163	182	170	-30	-15%
18 to 19	121	70	85	76	-45	-37%
20 to 24	332	285	275	256	-76	-23%
25 to 29	507	507	389	397	-110	-22%
30 to 34	568	580	502	512	-56	-10%
35 to 39	447	480	443	432	-15	-3%
40 to 44	386	352	385	318	-68	-18%
45 to 49	347	311	334	294	-53	-15%
50 to 54	425	378	413	367	-58	-14%
55 to 59	381	387	380	423	42	11%
60 to 61	106	125	111	124	18	17%
62 to 64	167	198	197	198	31	19%
65 to 69	212	312	335	377	165	78%
70 to 74	114	177	244	243	129	113%
75 to 79	63	79	138	134	71	113%
80 to 84	57	62	123	126	69	121%
85 and over	43	62	102	151	108	251%
Median Age	36.3	37.6	40.7	41.3	5.0	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,272	5,340	5,418	5,344	72	1%
Hispanic	681	760	780	815	134	20%
Non-Hispanic	4,591	4,580	4,638	4,529	-62	-1%
White	1,502	1,352	965	642	-860	-57%
Black	115	115	95	80	-35	-30%
American Indian	14	32	57	56	42	300%
Asian	2,620	2,678	2,982	3,105	485	19%
Hawaiian / Pacific Islander	34	61	111	154	120	353%
Other	20	28	36	38	18	90%
Two or More Races	286	314	392	454	168	59%

GROWTH TRENDS IN TOTAL POPULATION



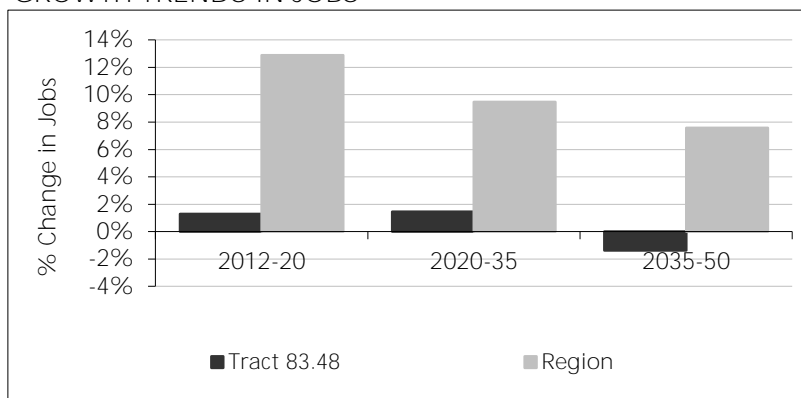
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	246	246	246	246	0	0%
Civilian Jobs	246	246	246	246	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	515	515	515	515	0	0%
Developed Acres	472	472	472	472	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	203	203	203	203	0	0%
Multiple Family	26	26	26	26	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	16	16	16	16	0	0%
Roads and Freeways	65	65	65	65	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	163	163	163	163	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
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	43	43	43	43	0	0%
Employment Density ³	15.8	15.8	15.8	15.8	--	#VALUE!
Residential Density ⁴	7.9	7.9	7.9	7.9	0.0	0%

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