

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 31.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,383	3,409	3,474	3,454	71	2%
Household Population	3,307	3,340	3,381	3,343	36	1%
Group Quarters Population	76	69	93	111	35	46%
Civilian	76	69	93	111	35	46%
Military	0	0	0	0	0	0%
Total Housing Units	827	828	836	836	9	1%
Single Family	781	782	788	788	7	1%
Multiple Family	46	46	48	48	2	4%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	817	813	823	820	3	0%
Single Family	771	767	775	772	1	0%
Multiple Family	46	46	48	48	2	4%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.2%	1.8%	1.6%	1.9%	0.7	58%
Single Family	1.3%	1.9%	1.6%	2.0%	0.7	54%
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	4.05	4.11	4.11	4.08	0.0	1%

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	59	46	35	34	-25	-42%
\$15,000-\$29,999	75	83	60	49	-26	-35%
\$30,000-\$44,999	13	95	107	68	55	423%
\$45,000-\$59,999	62	112	64	89	27	44%
\$60,000-\$74,999	90	62	113	103	13	14%
\$75,000-\$99,999	102	150	137	126	24	24%
\$100,000-\$124,999	111	101	96	106	-5	-5%
\$125,000-\$149,999	127	74	73	79	-48	-38%
\$150,000-\$199,999	118	54	73	90	-28	-24%
\$200,000 or more	60	36	65	76	16	27%
Total Households	817	813	823	820	3	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$101,689	\$76,417	\$80,931	\$88,294	(\$13,395)	-13%

*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.

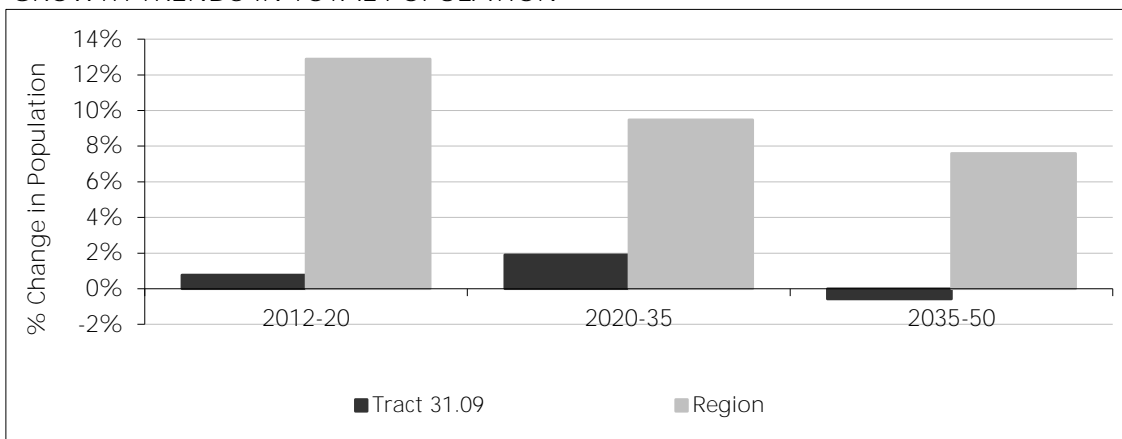
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,383	3,409	3,474	3,454	71	2%
Under 5	195	224	188	181	-14	-7%
5 to 9	174	181	162	156	-18	-10%
10 to 14	225	191	207	190	-35	-16%
15 to 17	117	97	102	88	-29	-25%
18 to 19	107	45	47	38	-69	-64%
20 to 24	291	225	211	202	-89	-31%
25 to 29	280	280	212	216	-64	-23%
30 to 34	238	226	186	195	-43	-18%
35 to 39	177	178	154	147	-30	-17%
40 to 44	129	114	123	101	-28	-22%
45 to 49	190	178	180	160	-30	-16%
50 to 54	253	243	251	225	-28	-11%
55 to 59	318	325	327	339	21	7%
60 to 61	119	138	143	154	35	29%
62 to 64	172	204	226	224	52	30%
65 to 69	172	254	282	309	137	80%
70 to 74	99	142	190	195	96	97%
75 to 79	56	66	120	125	69	123%
80 to 84	34	39	71	72	38	112%
85 and over	37	59	92	137	100	270%
Median Age	36.8	42.5	49.0	51.2	14.4	39%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,383	3,409	3,474	3,454	71	2%
Hispanic	354	390	397	413	59	17%
Non-Hispanic	3,029	3,019	3,077	3,041	12	0%
White	189	165	108	63	-126	-67%
Black	216	199	128	73	-143	-66%
American Indian	2	2	2	2	0	0%
Asian	2,502	2,526	2,694	2,744	242	10%
Hawaiian / Pacific Islander	21	22	23	25	4	19%
Other	10	11	14	14	4	40%
Two or More Races	89	94	108	120	31	35%

GROWTH TRENDS IN TOTAL POPULATION



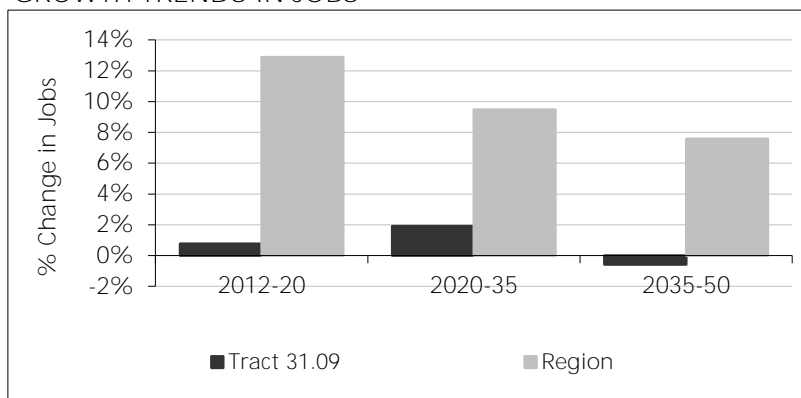
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	148	148	148	148	0	0%
Civilian Jobs	148	148	148	148	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	269	269	269	269	0	0%
Developed Acres	268	268	268	268	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	160	160	160	160	0	0%
Multiple Family	3	3	3	3	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	13	13	13	13	0	0%
Roads and Freeways	54	54	54	54	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	38	38	38	38	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	1	1	1	1	0	0%
Employment Density ³	11.4	11.4	11.4	11.4	--	#VALUE!
Residential Density ⁴	5.1	5.1	5.1	5.1	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