

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 31.14

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,365	3,385	3,596	3,543	178	5%
Household Population	3,330	3,355	3,560	3,504	174	5%
Group Quarters Population	35	30	36	39	4	11%
Civilian	35	30	36	39	4	11%
Military	0	0	0	0	0	0%
Total Housing Units	810	810	844	848	38	5%
Single Family	810	810	844	848	38	5%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	789	775	821	812	23	3%
Single Family	789	775	821	812	23	3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.6%	4.3%	2.7%	4.2%	1.6	62%
Single Family	2.6%	4.3%	2.7%	4.2%	1.6	62%
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	4.22	4.33	4.34	4.32	0.1	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	20	47	38	33	13	65%
\$15,000-\$29,999	50	78	64	43	-7	-14%
\$30,000-\$44,999	68	83	103	77	9	13%
\$45,000-\$59,999	85	103	91	78	-7	-8%
\$60,000-\$74,999	141	89	104	109	-32	-23%
\$75,000-\$99,999	141	137	142	148	7	5%
\$100,000-\$124,999	110	90	92	85	-25	-23%
\$125,000-\$149,999	44	58	50	87	43	98%
\$150,000-\$199,999	82	69	79	75	-7	-9%
\$200,000 or more	48	21	58	77	29	60%
Total Households	789	775	821	812	23	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$80,408	\$72,893	\$76,849	\$86,149	\$5,741	7%

*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.

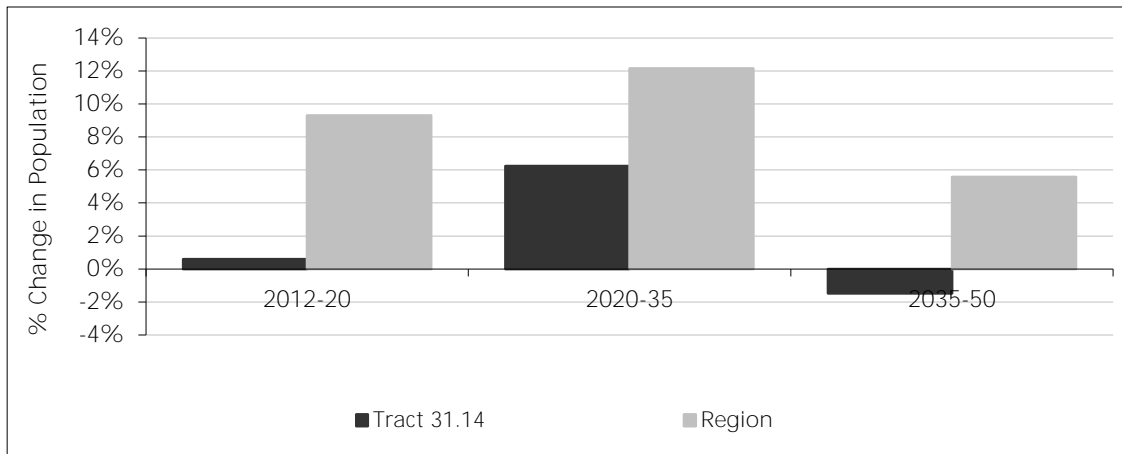
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,365	3,385	3,596	3,543	178	5%
Under 5	171	200	170	164	-7	-4%
5 to 9	192	195	183	169	-23	-12%
10 to 14	242	204	213	191	-51	-21%
15 to 17	177	143	159	153	-24	-14%
18 to 19	129	76	82	73	-56	-43%
20 to 24	294	245	229	222	-72	-24%
25 to 29	280	284	234	239	-41	-15%
30 to 34	205	201	191	192	-13	-6%
35 to 39	144	148	147	132	-12	-8%
40 to 44	158	139	153	120	-38	-24%
45 to 49	180	171	185	174	-6	-3%
50 to 54	307	298	330	301	-6	-2%
55 to 59	317	331	336	363	46	15%
60 to 61	102	123	129	139	37	36%
62 to 64	144	179	203	203	59	41%
65 to 69	109	167	194	213	104	95%
70 to 74	85	124	174	175	90	106%
75 to 79	40	47	93	89	49	123%
80 to 84	58	64	115	117	59	102%
85 and over	31	46	76	114	83	268%
Median Age	34.8	39.9	46.0	48.3	13.5	39%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,365	3,385	3,596	3,543	178	5%
Hispanic	517	570	625	655	138	27%
Non-Hispanic	2,848	2,815	2,971	2,888	40	1%
White	119	104	72	41	-78	-66%
Black	543	500	339	190	-353	-65%
American Indian	2	2	2	2	0	0%
Asian	2,045	2,065	2,386	2,463	418	20%
Hawaiian / Pacific Islander	14	13	13	12	-2	-14%
Other	3	3	3	3	0	0%
Two or More Races	122	128	156	177	55	45%

GROWTH TRENDS IN TOTAL POPULATION



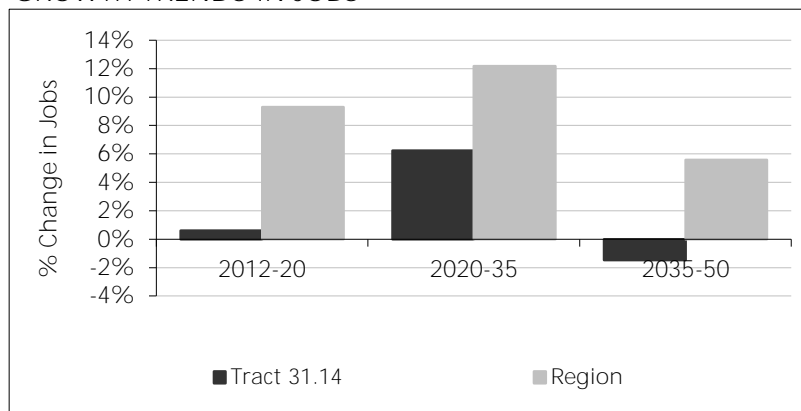
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	319	319	319	319	0	0%
Civilian Jobs	319	319	319	319	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	279	279	279	279	0	0%
Developed Acres	253	253	257	257	4	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	132	132	135	136	4	3%
Multiple Family	0	0	0	0	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	63	63	63	63	0	0%
Roads and Freeways	44	44	44	44	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	0	0%
Vacant Developable Acres	4	4	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	0	0	-4	-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	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	22	22	22	22	0	0%
Employment Density ³	5.1	5.1	5.1	5.1	0.0	0%
Residential Density ⁴	6.1	6.1	6.2	6.2	0.1	2%

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