

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.4

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,059	9,915	10,340	10,476	1,417	16%
Household Population	9,059	9,915	10,340	10,476	1,417	16%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	4,655	4,957	5,078	5,175	520	11%
Single Family	236	237	238	238	2	1%
Multiple Family	4,419	4,720	4,840	4,937	518	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,303	4,571	4,739	4,810	507	12%
Single Family	219	219	223	224	5	2%
Multiple Family	4,084	4,352	4,516	4,586	502	12%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.6%	7.8%	6.7%	7.1%	-0.5	-7%
Single Family	7.2%	7.6%	6.3%	5.9%	-1.3	-18%
Multiple Family	7.6%	7.8%	6.7%	7.1%	-0.5	-7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.11	2.17	2.18	2.18	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	527	466	427	386	-141	-27%
\$15,000-\$29,999	196	313	279	243	47	24%
\$30,000-\$44,999	347	359	336	305	-42	-12%
\$45,000-\$59,999	446	384	362	337	-109	-24%
\$60,000-\$74,999	328	390	375	347	19	6%
\$75,000-\$99,999	580	593	597	583	3	1%
\$100,000-\$124,999	494	510	535	523	29	6%
\$125,000-\$149,999	347	402	431	462	115	33%
\$150,000-\$199,999	504	552	622	680	176	35%
\$200,000 or more	534	602	775	944	410	77%
Total Households	4,303	4,571	4,739	4,810	507	12%

*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.

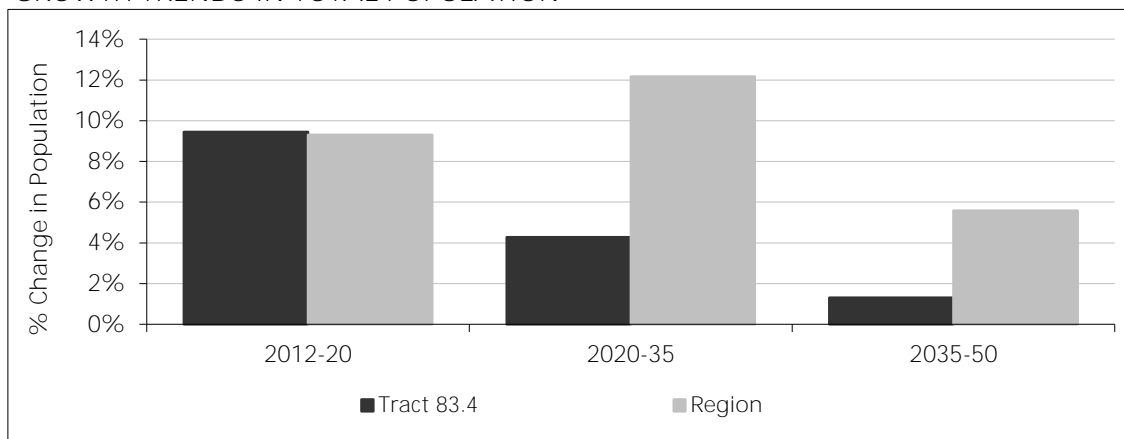
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,059	9,915	10,340	10,476	1,417	16%
Under 5	575	799	802	876	301	52%
5 to 9	292	361	400	416	124	42%
10 to 14	194	192	237	233	39	20%
15 to 17	85	77	84	74	-11	-13%
18 to 19	71	51	52	49	-22	-31%
20 to 24	1,570	1,453	1,741	1,739	169	11%
25 to 29	1,302	1,447	1,292	1,401	99	8%
30 to 34	1,467	1,660	1,601	1,806	339	23%
35 to 39	953	1,190	1,216	1,286	333	35%
40 to 44	583	578	662	548	-35	-6%
45 to 49	402	377	443	378	-24	-6%
50 to 54	344	289	319	254	-90	-26%
55 to 59	311	311	275	303	-8	-3%
60 to 61	100	118	79	83	-17	-17%
62 to 64	170	192	155	153	-17	-10%
65 to 69	234	310	279	282	48	21%
70 to 74	163	247	273	218	55	34%
75 to 79	104	126	184	114	10	10%
80 to 84	94	90	174	167	73	78%
85 and over	45	47	72	96	51	113%
Median Age	31.5	31.7	31.8	31.2	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,059	9,915	10,340	10,476	1,417	16%
Hispanic	1,015	1,218	1,339	1,456	441	43%
Non-Hispanic	8,044	8,697	9,001	9,020	976	12%
White	4,103	3,961	3,004	2,227	-1,876	-46%
Black	161	162	120	80	-81	-50%
American Indian	5	16	32	34	29	580%
Asian	3,402	4,059	5,117	5,767	2,365	70%
Hawaiian / Pacific Islander	12	37	90	135	123	1025%
Other	19	35	55	61	42	221%
Two or More Races	342	427	583	716	374	109%

GROWTH TRENDS IN TOTAL POPULATION



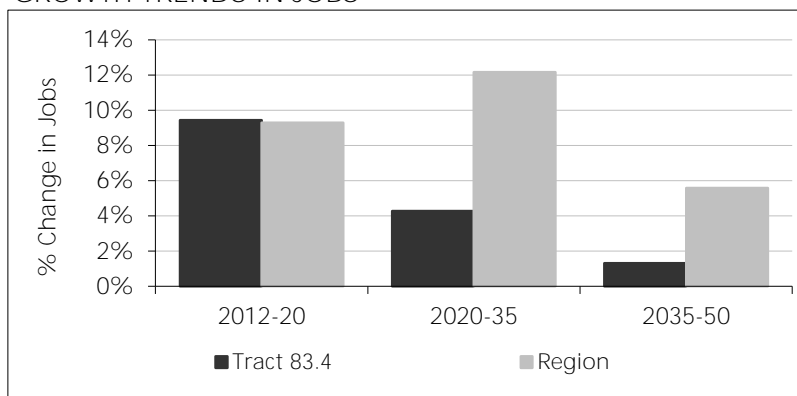
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,643	6,605	8,350	8,631	3,988	86%
Civilian Jobs	4,643	6,605	8,350	8,631	3,988	86%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	532	532	532	532	0	0%
Developed Acres	436	443	468	474	39	9%
Low Density Single Family	0	0	0	0	0	0%
Single Family	25	26	26	26	0	1%
Multiple Family	145	145	145	145	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	68	68	68	68	--
Industrial	8	16	37	44	36	464%
Commercial/Services	76	8	8	8	-68	-90%
Office	11	11	14	14	3	26%
Schools	0	0	0	0	0	0%
Roads and Freeways	92	92	92	92	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	78	78	78	78	0	0%
Vacant Developable Acres	39	31	6	0	-39	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	36	28	6	0	-36	-100%
Commercial/Services	0	0	0	0	0	0%
Office	3	3	0	0	-3	-100%
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	58	58	58	58	0	0%
Employment Density ³	48.8	95.8	89.2	86.6	37.8	78%
Residential Density ⁴	27.4	24.3	24.8	25.3	-2.1	-8%

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