

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 69

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,150	5,275	5,899	6,546	1,396	27%
Household Population	5,150	5,275	5,899	6,546	1,396	27%
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	2,218	2,203	2,458	2,818	600	27%
Single Family	1,597	1,597	1,586	1,564	-33	-2%
Multiple Family	621	606	872	1,254	633	102%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,177	2,157	2,398	2,688	511	23%
Single Family	1,580	1,576	1,541	1,504	-76	-5%
Multiple Family	597	581	857	1,184	587	98%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.8%	2.1%	2.4%	4.6%	2.8	156%
Single Family	1.1%	1.3%	2.8%	3.8%	2.7	245%
Multiple Family	3.9%	4.1%	1.7%	5.6%	1.7	44%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.37	2.45	2.46	2.44	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	162	153	138	142	-20	-12%
\$15,000-\$29,999	270	186	192	155	-115	-43%
\$30,000-\$44,999	244	248	287	318	74	30%
\$45,000-\$59,999	82	277	270	210	128	156%
\$60,000-\$74,999	131	206	255	320	189	144%
\$75,000-\$99,999	245	314	288	352	107	44%
\$100,000-\$124,999	156	242	280	313	157	101%
\$125,000-\$149,999	123	145	210	240	117	95%
\$150,000-\$199,999	325	138	185	285	-40	-12%
\$200,000 or more	439	248	293	353	-86	-20%
Total Households	2,177	2,157	2,398	2,688	511	23%
Median Household Income						
Adjusted for inflation (\$2010)	\$95,357	\$75,677	\$79,948	\$89,134	(\$6,223)	-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.

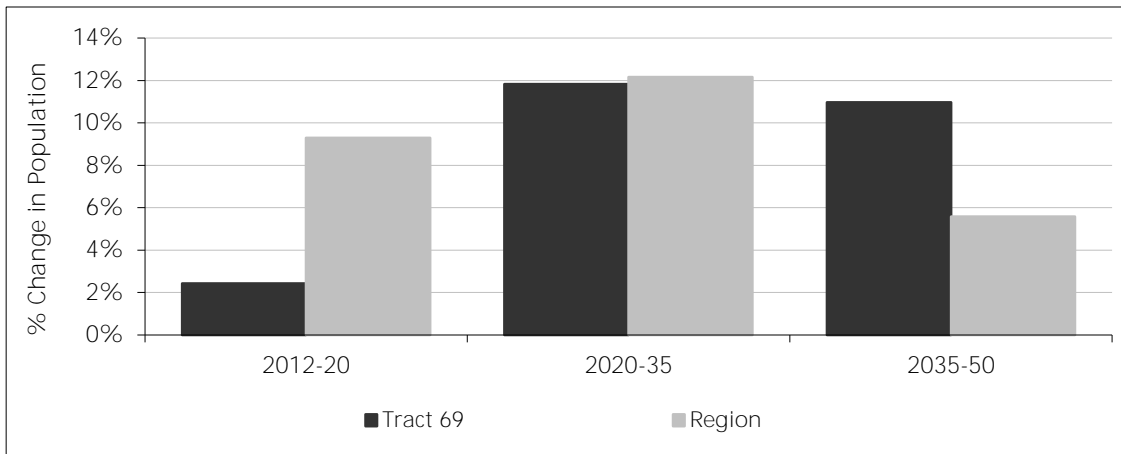
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,150	5,275	5,899	6,546	1,396	27%
Under 5	226	261	255	337	111	49%
5 to 9	244	271	285	384	140	57%
10 to 14	265	250	307	335	70	26%
15 to 17	169	144	187	186	17	10%
18 to 19	116	72	94	72	-44	-38%
20 to 24	322	286	342	320	-2	-1%
25 to 29	463	450	407	509	46	10%
30 to 34	384	391	344	475	91	24%
35 to 39	308	359	328	409	101	33%
40 to 44	357	335	405	385	28	8%
45 to 49	358	296	364	319	-39	-11%
50 to 54	376	304	365	338	-38	-10%
55 to 59	411	416	376	454	43	10%
60 to 61	143	168	132	158	15	10%
62 to 64	193	226	189	240	47	24%
65 to 69	281	376	359	438	157	56%
70 to 74	154	256	330	305	151	98%
75 to 79	126	168	320	264	138	110%
80 to 84	132	126	283	261	129	98%
85 and over	122	120	227	357	235	193%
Median Age	41.1	42.3	44.9	43.2	2.1	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,150	5,275	5,899	6,546	1,396	27%
Hispanic	572	679	812	998	426	74%
Non-Hispanic	4,578	4,596	5,087	5,548	970	21%
White	4,165	4,150	4,520	4,830	665	16%
Black	58	59	46	41	-17	-29%
American Indian	29	25	18	18	-11	-38%
Asian	153	181	275	372	219	143%
Hawaiian / Pacific Islander	8	10	16	22	14	175%
Other	31	23	15	15	-16	-52%
Two or More Races	134	148	197	250	116	87%

GROWTH TRENDS IN TOTAL POPULATION



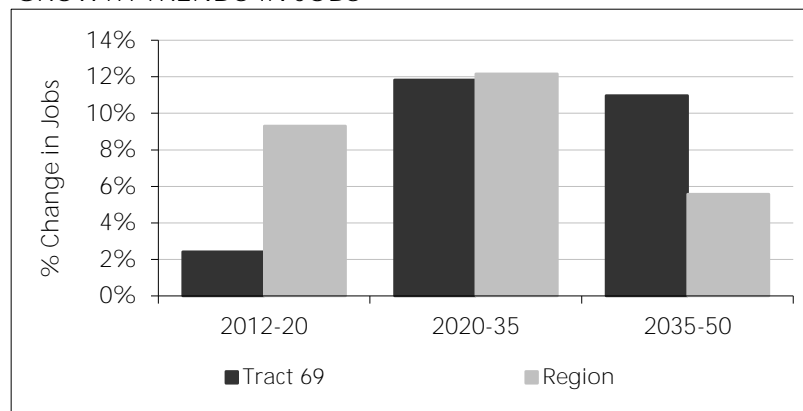
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	636	713	734	734	98	15%
Civilian Jobs	636	713	734	734	98	15%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	450	450	450	450	0	0%
Developed Acres	443	443	445	445	2	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	260	260	259	257	-2	-1%
Multiple Family	22	21	24	25	3	14%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	-100%
Mixed Use	0	3	6	6	6	--
Industrial	1	1	1	1	0	0%
Commercial/Services	7	6	3	3	-4	-53%
Office	0	0	0	0	0	-100%
Schools	23	23	23	23	0	0%
Roads and Freeways	126	126	126	126	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	5	4	3	3	-2	-43%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	2	2	2	0	-9%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	-100%
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	2	2	2	2	0	0%
Employment Density ³	20.1	22.6	24.2	24.2	4.2	21%
Residential Density ⁴	7.9	7.8	8.6	9.9	2.0	26%

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