

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 31.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,188	4,199	4,206	4,242	54	1%
Household Population	4,163	4,174	4,181	4,217	54	1%
Group Quarters Population	25	25	25	25	0	0%
Civilian	25	25	25	25	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,061	1,061	1,061	1,083	22	2%
Single Family	1,061	1,061	1,061	1,083	22	2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,024	1,019	1,020	1,038	14	1%
Single Family	1,024	1,019	1,020	1,038	14	1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	4.0%	3.9%	4.2%	0.7	20%
Single Family	3.5%	4.0%	3.9%	4.2%	0.7	20%
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	4.07	4.10	4.10	4.06	0.0	0%

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	113	46	43	42	-71	-63%
\$15,000-\$29,999	211	65	57	47	-164	-78%
\$30,000-\$44,999	154	135	92	96	-58	-38%
\$45,000-\$59,999	167	91	114	105	-62	-37%
\$60,000-\$74,999	150	148	118	84	-66	-44%
\$75,000-\$99,999	141	155	146	149	8	6%
\$100,000-\$124,999	52	140	151	176	124	238%
\$125,000-\$149,999	17	76	103	107	90	529%
\$150,000-\$199,999	14	79	100	118	104	743%
\$200,000 or more	5	84	96	114	109	2180%
Total Households	1,024	1,019	1,020	1,038	14	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,054	\$78,952	\$89,726	\$99,329	\$51,275	107%

*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.

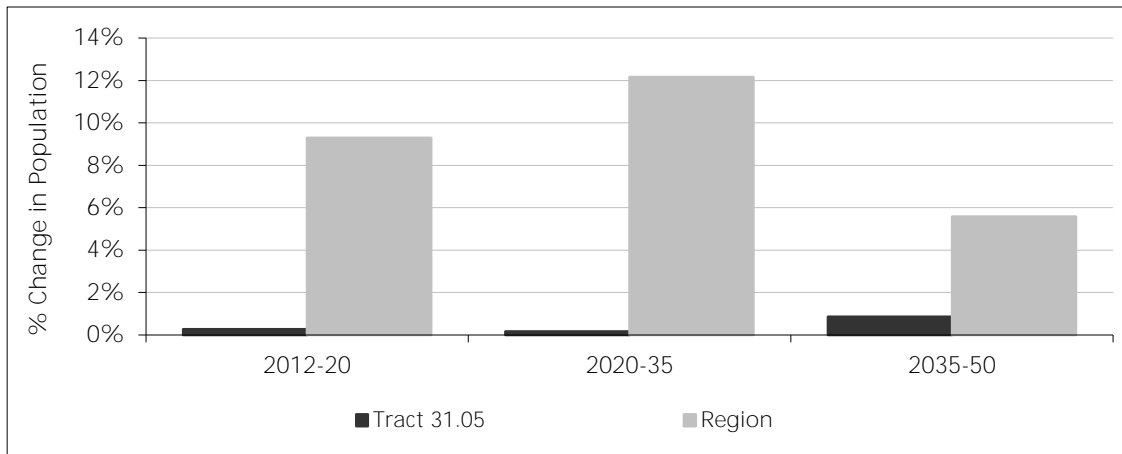
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,188	4,199	4,206	4,242	54	1%
Under 5	296	320	281	252	-44	-15%
5 to 9	303	291	293	279	-24	-8%
10 to 14	382	339	330	324	-58	-15%
15 to 17	248	206	192	191	-57	-23%
18 to 19	160	123	109	112	-48	-30%
20 to 24	340	326	269	266	-74	-22%
25 to 29	316	335	276	268	-48	-15%
30 to 34	294	284	273	248	-46	-16%
35 to 39	232	233	252	206	-26	-11%
40 to 44	250	217	271	237	-13	-5%
45 to 49	285	256	256	275	-10	-4%
50 to 54	294	291	283	327	33	11%
55 to 59	256	280	240	310	54	21%
60 to 61	91	119	119	131	40	44%
62 to 64	125	164	163	178	53	42%
65 to 69	133	193	223	220	87	65%
70 to 74	54	78	128	122	68	126%
75 to 79	51	61	109	110	59	116%
80 to 84	39	38	71	72	33	85%
85 and over	39	45	68	114	75	192%
Median Age	30.8	32.8	36.6	39.4	8.6	28%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,188	4,199	4,206	4,242	54	1%
Hispanic	2,748	2,904	3,116	3,350	602	22%
Non-Hispanic	1,440	1,295	1,090	892	-548	-38%
White	526	442	305	182	-344	-65%
Black	441	389	260	147	-294	-67%
American Indian	14	16	22	22	8	57%
Asian	291	282	316	332	41	14%
Hawaiian / Pacific Islander	57	53	51	54	-3	-5%
Other	6	7	9	10	4	67%
Two or More Races	105	106	127	145	40	38%

GROWTH TRENDS IN TOTAL POPULATION



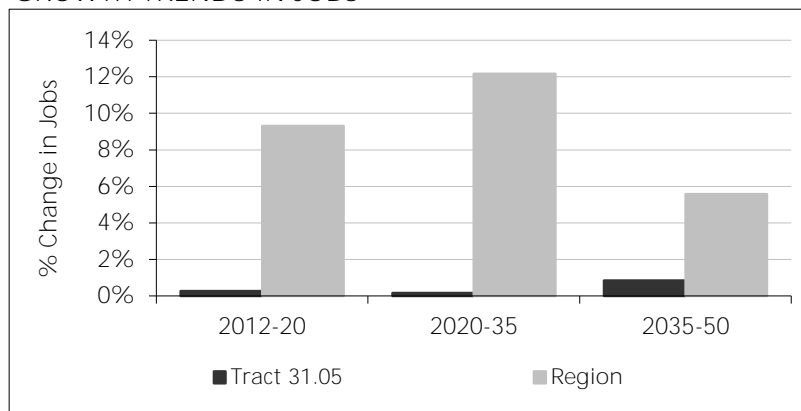
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	231	295	296	296	65	28%
Civilian Jobs	231	295	296	296	65	28%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	295	295	295	295	0	0%
Developed Acres	290	292	292	295	5	2%
Low Density Single Family	2	2	2	2	0	0%
Single Family	189	189	189	191	2	1%
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	4	7	7	7	3	67%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	57	57	57	57	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	26	26	26	26	0	0%
Vacant Developable Acres	5	2	2	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	0	-2	-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	3	0	0	0	-3	-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	0	0	0	0	0	0%
Employment Density ³	14.6	15.9	15.9	15.9	1.4	9%
Residential Density ⁴	5.6	5.6	5.6	5.6	0.0	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 residential acre (single family, multiple