

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 85.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,684	7,943	8,488	9,021	1,337	17%
Household Population	7,575	7,840	8,368	8,889	1,314	17%
Group Quarters Population	109	103	120	132	23	21%
Civilian	109	103	120	132	23	21%
Military	0	0	0	0	0	0%
Total Housing Units	2,942	2,979	3,179	3,393	451	15%
Single Family	1,463	1,468	1,469	1,469	6	0%
Multiple Family	1,479	1,511	1,710	1,924	445	30%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,888	2,931	3,125	3,352	464	16%
Single Family	1,453	1,456	1,459	1,459	6	0%
Multiple Family	1,435	1,475	1,666	1,893	458	32%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.8%	1.6%	1.7%	1.2%	-0.6	-33%
Single Family	0.7%	0.8%	0.7%	0.7%	0.0	0%
Multiple Family	3.0%	2.4%	2.6%	1.6%	-1.4	-47%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.62	2.67	2.68	2.65	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	162	222	174	125	-37	-23%
\$15,000-\$29,999	396	431	432	407	11	3%
\$30,000-\$44,999	359	414	396	422	63	18%
\$45,000-\$59,999	467	489	510	451	-16	-3%
\$60,000-\$74,999	423	373	335	409	-14	-3%
\$75,000-\$99,999	428	364	478	554	126	29%
\$100,000-\$124,999	289	253	314	342	53	18%
\$125,000-\$149,999	147	160	179	204	57	39%
\$150,000-\$199,999	144	204	255	299	155	108%
\$200,000 or more	73	21	52	139	66	90%
Total Households	2,888	2,931	3,125	3,352	464	16%

*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.

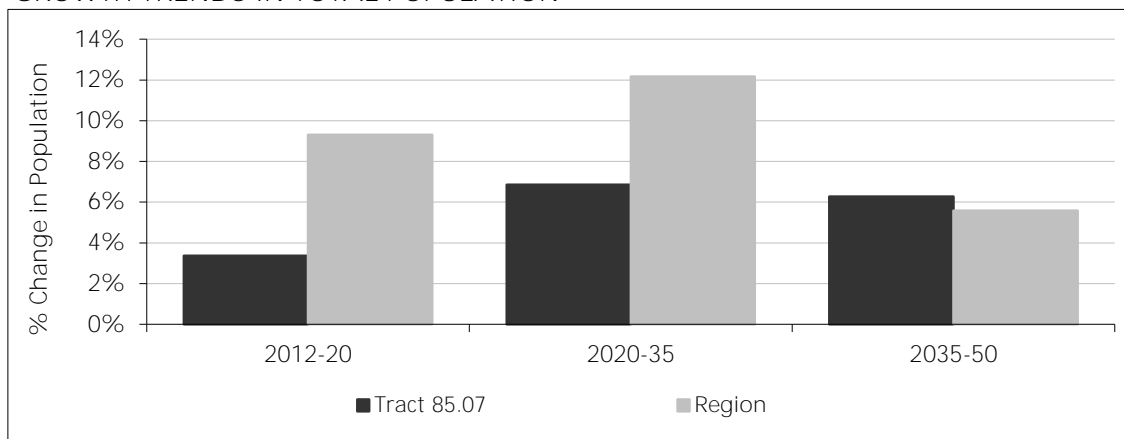
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,684	7,943	8,488	9,021	1,337	17%
Under 5	483	565	537	578	95	20%
5 to 9	391	434	452	486	95	24%
10 to 14	428	416	467	491	63	15%
15 to 17	268	230	259	268	0	0%
18 to 19	156	117	124	122	-34	-22%
20 to 24	532	493	470	481	-51	-10%
25 to 29	880	888	783	863	-17	-2%
30 to 34	732	727	686	776	44	6%
35 to 39	495	546	572	577	82	17%
40 to 44	506	473	578	540	34	7%
45 to 49	485	435	495	487	2	0%
50 to 54	546	480	522	538	-8	-1%
55 to 59	427	439	385	477	50	12%
60 to 61	156	193	171	209	53	34%
62 to 64	207	248	225	263	56	27%
65 to 69	239	334	347	395	156	65%
70 to 74	230	364	459	437	207	90%
75 to 79	188	235	392	349	161	86%
80 to 84	199	191	363	377	178	89%
85 and over	136	135	201	307	171	126%
Median Age	34.8	35.9	39.1	38.9	4.1	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,684	7,943	8,488	9,021	1,337	17%
Hispanic	2,145	2,564	3,262	3,933	1,788	83%
Non-Hispanic	5,539	5,379	5,226	5,088	-451	-8%
White	3,748	3,477	2,883	2,385	-1,363	-36%
Black	282	297	316	343	61	22%
American Indian	21	19	20	20	-1	-5%
Asian	1,117	1,186	1,516	1,756	639	57%
Hawaiian / Pacific Islander	55	62	79	102	47	85%
Other	12	11	11	11	-1	-8%
Two or More Races	304	327	401	471	167	55%

GROWTH TRENDS IN TOTAL POPULATION



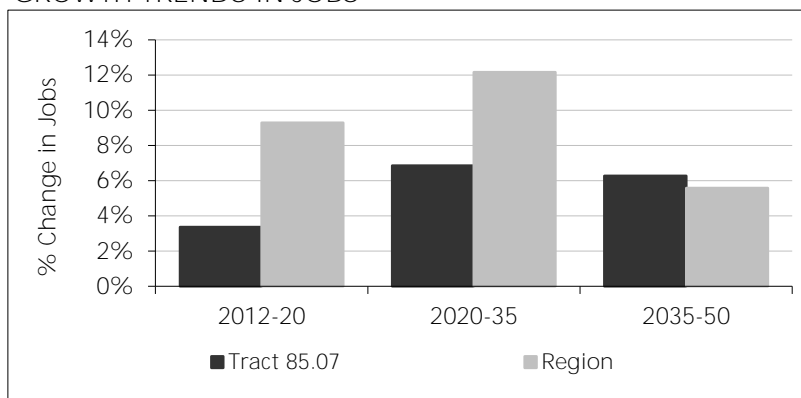
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,112	2,249	2,406	2,596	484	23%
Civilian Jobs	2,112	2,249	2,406	2,596	484	23%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	534	534	534	534	0	0%
Developed Acres	534	534	534	534	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	216	216	216	216	0	0%
Multiple Family	39	39	39	39	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	3	8	9	9	--
Industrial	0	0	0	0	0	0%
Commercial/Services	64	61	57	56	-8	-12%
Office	6	6	6	5	-1	-20%
Schools	73	73	73	73	0	0%
Roads and Freeways	121	121	121	121	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	13	13	13	13	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	0	0	0	0	0	0%
Employment Density ³	14.8	15.9	17.3	18.8	4.0	27%
Residential Density ⁴	11.5	11.6	12.2	13.0	1.5	13%

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