

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.13

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,270	2,298	2,400	2,313	43	2%
Household Population	2,270	2,298	2,400	2,313	43	2%
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	930	931	957	957	27	3%
Single Family	930	931	957	957	27	3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	880	877	910	881	1	0%
Single Family	880	877	910	881	1	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.4%	5.8%	4.9%	7.9%	2.5	46%
Single Family	5.4%	5.8%	4.9%	7.9%	2.5	46%
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	2.58	2.62	2.64	2.63	0.0	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	22	40	30	29	7	32%
\$15,000-\$29,999	41	41	50	41	0	0%
\$30,000-\$44,999	82	55	38	26	-56	-68%
\$45,000-\$59,999	41	56	53	44	3	7%
\$60,000-\$74,999	17	35	36	45	28	165%
\$75,000-\$99,999	68	67	68	53	-15	-22%
\$100,000-\$124,999	90	63	46	55	-35	-39%
\$125,000-\$149,999	38	83	90	51	13	34%
\$150,000-\$199,999	133	93	106	133	0	0%
\$200,000 or more	348	344	393	404	56	16%
Total Households	880	877	910	881	1	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$165,414	\$149,548	\$170,755	\$186,278	\$20,864	13%

*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.

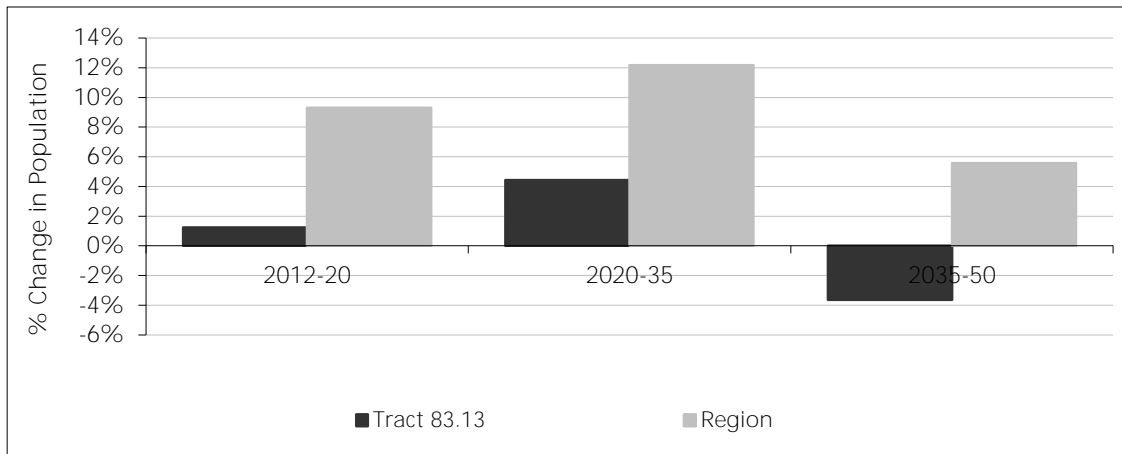
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,270	2,298	2,400	2,313	43	2%
Under 5	77	85	73	85	8	10%
5 to 9	143	151	133	147	4	3%
10 to 14	157	144	152	146	-11	-7%
15 to 17	77	61	68	53	-24	-31%
18 to 19	65	40	44	26	-39	-60%
20 to 24	102	84	81	69	-33	-32%
25 to 29	103	97	73	74	-29	-28%
30 to 34	73	68	53	61	-12	-16%
35 to 39	89	98	82	86	-3	-3%
40 to 44	123	108	107	85	-38	-31%
45 to 49	166	139	150	114	-52	-31%
50 to 54	154	122	126	100	-54	-35%
55 to 59	203	197	161	173	-30	-15%
60 to 61	60	67	48	52	-8	-13%
62 to 64	98	109	92	107	9	9%
65 to 69	147	191	166	183	36	24%
70 to 74	138	217	245	207	69	50%
75 to 79	110	141	225	168	58	53%
80 to 84	106	99	197	185	79	75%
85 and over	79	80	124	192	113	143%
Median Age	48.8	53.0	56.8	58.2	9.4	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,270	2,298	2,400	2,313	43	2%
Hispanic	212	243	282	291	79	37%
Non-Hispanic	2,058	2,055	2,118	2,022	-36	-2%
White	1,751	1,719	1,669	1,521	-230	-13%
Black	9	10	13	13	4	44%
American Indian	4	5	7	7	3	75%
Asian	202	227	319	363	161	80%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	21	17	14	14	-7	-33%
Two or More Races	71	77	96	104	33	46%

GROWTH TRENDS IN TOTAL POPULATION



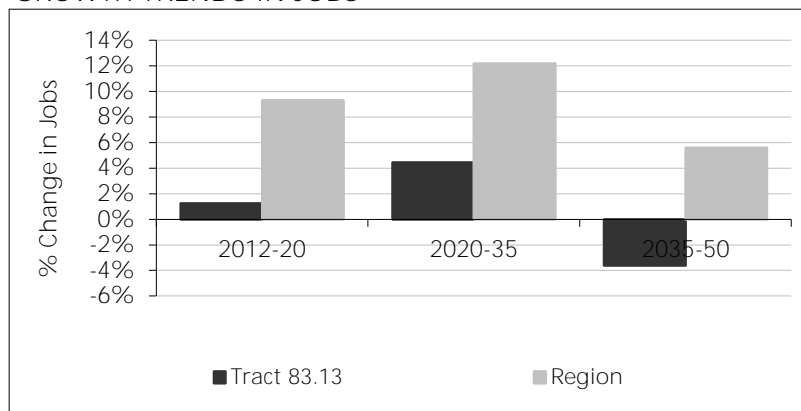
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	531	531	531	531	0	0%
Civilian Jobs	531	531	531	531	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	600	600	600	600	0	0%
Developed Acres	594	595	600	600	6	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	297	297	302	302	6	2%
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	3	3	3	3	0	0%
Commercial/Services	18	18	18	18	0	0%
Office	0	0	0	0	0	0%
Schools	7	7	7	7	0	0%
Roads and Freeways	135	135	135	135	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	134	134	134	134	0	0%
Vacant Developable Acres	6	5	0	0	-6	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	5	0	0	-6	-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	0	0	0	0	0	0%
Employment Density ³	18.8	18.8	18.8	18.8	0.0	0%
Residential Density ⁴	3.1	3.1	3.2	3.2	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