

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 85.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,650	6,776	6,993	6,924	274	4%
Household Population	6,636	6,768	6,983	6,914	278	4%
Group Quarters Population	14	8	10	10	-4	-29%
Civilian	14	8	10	10	-4	-29%
Military	0	0	0	0	0	0%
Total Housing Units	3,048	3,058	3,112	3,177	129	4%
Single Family	1,999	2,009	2,063	2,076	77	4%
Multiple Family	1,049	1,049	1,049	1,101	52	5%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,854	2,833	2,913	2,907	53	2%
Single Family	1,955	1,952	2,027	2,028	73	4%
Multiple Family	899	881	886	879	-20	-2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.4%	7.4%	6.4%	8.5%	2.1	33%
Single Family	2.2%	2.8%	1.7%	2.3%	0.1	5%
Multiple Family	14.3%	16.0%	15.5%	20.2%	5.9	41%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.33	2.39	2.40	2.38	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	277	187	145	115	-162	-58%
\$15,000-\$29,999	237	328	280	218	-19	-8%
\$30,000-\$44,999	309	317	350	281	-28	-9%
\$45,000-\$59,999	322	366	282	280	-42	-13%
\$60,000-\$74,999	298	262	326	340	42	14%
\$75,000-\$99,999	381	481	471	418	37	10%
\$100,000-\$124,999	311	305	275	355	44	14%
\$125,000-\$149,999	217	157	268	275	58	27%
\$150,000-\$199,999	270	227	252	305	35	13%
\$200,000 or more	232	203	264	320	88	38%
Total Households	2,854	2,833	2,913	2,907	53	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,195	\$72,510	\$78,901	\$88,128	\$13,933	19%

*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.

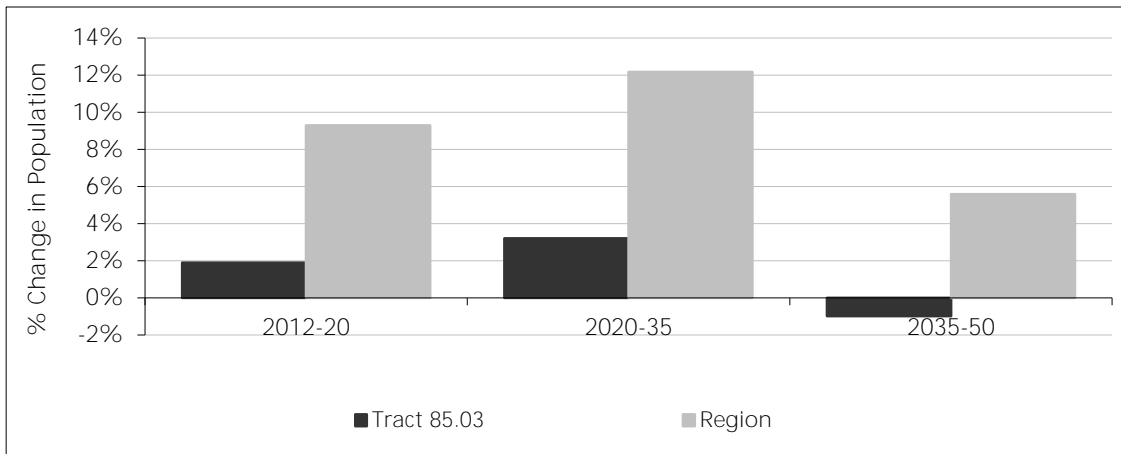
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,650	6,776	6,993	6,924	274	4%
Under 5	462	542	508	543	81	18%
5 to 9	366	400	402	432	66	18%
10 to 14	315	311	334	331	16	5%
15 to 17	195	169	190	188	-7	-4%
18 to 19	121	89	104	90	-31	-26%
20 to 24	380	347	350	337	-43	-11%
25 to 29	632	613	532	561	-71	-11%
30 to 34	590	572	499	560	-30	-5%
35 to 39	466	526	495	483	17	4%
40 to 44	436	399	465	413	-23	-5%
45 to 49	459	394	456	426	-33	-7%
50 to 54	444	358	391	353	-91	-20%
55 to 59	440	431	343	386	-54	-12%
60 to 61	155	183	141	164	9	6%
62 to 64	212	241	199	213	1	0%
65 to 69	271	352	327	350	79	29%
70 to 74	193	306	371	317	124	64%
75 to 79	190	241	385	279	89	47%
80 to 84	158	146	276	214	56	35%
85 and over	165	156	225	284	119	72%
Median Age	37.8	38.3	40.9	39.3	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,650	6,776	6,993	6,924	274	4%
Hispanic	1,505	1,828	2,417	2,877	1,372	91%
Non-Hispanic	5,145	4,948	4,576	4,047	-1,098	-21%
White	4,422	4,171	3,595	2,937	-1,485	-34%
Black	94	101	110	115	21	22%
American Indian	21	21	22	21	0	0%
Asian	366	394	520	592	226	62%
Hawaiian / Pacific Islander	20	25	35	45	25	125%
Other	23	20	20	20	-3	-13%
Two or More Races	199	216	274	317	118	59%

GROWTH TRENDS IN TOTAL POPULATION



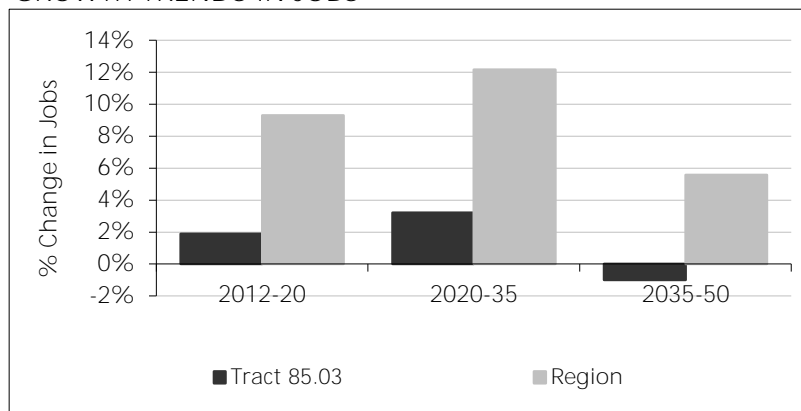
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,965	4,055	4,145	4,150	185	5%
Civilian Jobs	3,965	4,055	4,145	4,150	185	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	883	883	883	883	0	0%
Developed Acres	812	822	852	857	44	5%
Low Density Single Family	0	9	37	40	40	--
Single Family	386	386	389	390	4	1%
Multiple Family	39	39	39	39	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	62	47	47	47	-15	-24%
Commercial/Services	44	44	44	44	0	1%
Office	18	18	18	18	0	0%
Schools	21	21	21	21	0	0%
Roads and Freeways	196	211	211	211	15	8%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	47	47	47	47	0	0%
Vacant Developable Acres	45	35	5	0	-44	-99%
Low Density Single Family	40	31	3	0	-40	-100%
Single Family	4	4	1	0	-4	-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	-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	26	26	26	26	0	0%
Employment Density ³	27.4	31.3	31.9	31.9	4.5	17%
Residential Density ⁴	7.2	7.0	6.7	6.8	-0.4	-6%

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