

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 71.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,788	4,979	5,062	5,729	941	20%
Household Population	4,783	4,977	5,057	5,724	941	20%
Group Quarters Population	5	2	5	5	0	0%
Civilian	5	2	5	5	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,451	2,451	2,451	2,757	306	12%
Single Family	1,727	1,727	1,727	1,674	-53	-3%
Multiple Family	724	724	724	1,083	359	50%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,311	2,307	2,317	2,634	323	14%
Single Family	1,653	1,650	1,667	1,622	-31	-2%
Multiple Family	658	657	650	1,012	354	54%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.7%	5.9%	5.5%	4.5%	-1.2	-21%
Single Family	4.3%	4.5%	3.5%	3.1%	-1.2	-28%
Multiple Family	9.1%	9.3%	10.2%	6.6%	-2.5	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.07	2.16	2.18	2.17	0.1	5%

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	70	107	108	91	21	30%
\$15,000-\$29,999	159	85	64	98	-61	-38%
\$30,000-\$44,999	159	155	109	81	-78	-49%
\$45,000-\$59,999	107	226	199	152	45	42%
\$60,000-\$74,999	149	70	139	255	106	71%
\$75,000-\$99,999	221	326	281	174	-47	-21%
\$100,000-\$124,999	218	259	263	308	90	41%
\$125,000-\$149,999	117	212	148	233	116	99%
\$150,000-\$199,999	412	333	326	372	-40	-10%
\$200,000 or more	699	534	680	870	171	24%
Total Households	2,311	2,307	2,317	2,634	323	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$140,491	\$117,809	\$124,572	\$141,953	\$1,462	1%

*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.

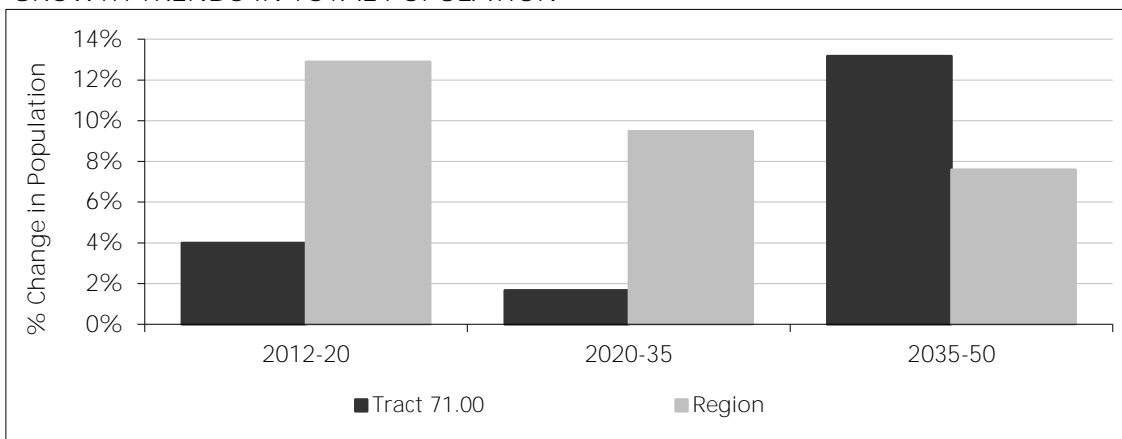
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,788	4,979	5,062	5,729	941	20%
Under 5	127	148	121	176	49	39%
5 to 9	170	184	167	239	69	41%
10 to 14	202	181	200	228	26	13%
15 to 17	116	90	109	101	-15	-13%
18 to 19	100	59	68	48	-52	-52%
20 to 24	256	220	222	207	-49	-19%
25 to 29	272	262	205	257	-15	-6%
30 to 34	218	213	143	208	-10	-5%
35 to 39	200	232	180	227	27	14%
40 to 44	250	229	231	229	-21	-8%
45 to 49	300	248	267	244	-56	-19%
50 to 54	372	288	306	282	-90	-24%
55 to 59	441	426	329	401	-40	-9%
60 to 61	178	204	132	166	-12	-7%
62 to 64	273	321	249	344	71	26%
65 to 69	410	546	462	587	177	43%
70 to 74	226	373	391	372	146	65%
75 to 79	254	339	544	445	191	75%
80 to 84	208	199	380	364	156	75%
85 and over	215	217	356	604	389	181%
Median Age	52.5	56.6	59.7	60.2	7.7	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,788	4,979	5,062	5,729	941	20%
Hispanic	313	380	421	537	224	72%
Non-Hispanic	4,475	4,599	4,641	5,192	717	16%
White	4,193	4,283	4,260	4,697	504	12%
Black	51	53	40	37	-14	-27%
American Indian	14	12	12	12	-2	-14%
Asian	107	131	185	258	151	141%
Hawaiian / Pacific Islander	6	7	10	16	10	167%
Other	12	9	6	6	-6	-50%
Two or More Races	92	104	128	166	74	80%

GROWTH TRENDS IN TOTAL POPULATION



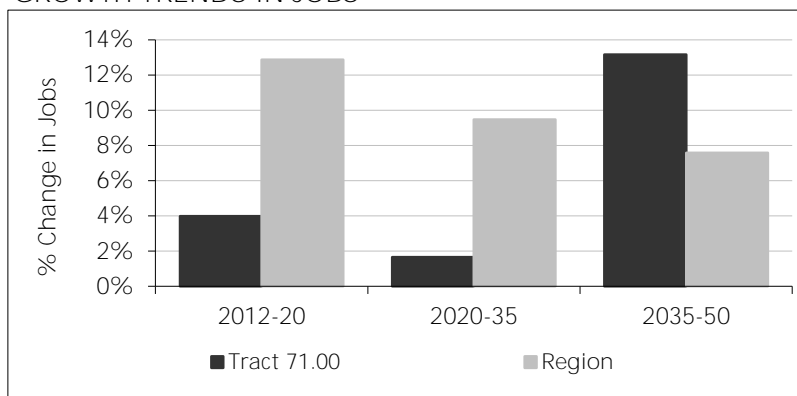
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,050	2,275	2,541	2,561	511	25%
Civilian Jobs	1,979	2,204	2,470	2,490	511	26%
Military Jobs	71	71	71	71	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	726	726	726	726	0	0%
Developed Acres	711	713	717	719	8	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	406	406	406	401	-4	-1%
Multiple Family	13	13	13	19	6	47%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	2	3	3	--
Industrial	5	5	5	5	0	0%
Commercial/Services	73	75	78	77	4	6%
Office	1	1	0	0	-1	-100%
Schools	6	6	6	6	0	0%
Roads and Freeways	150	150	150	150	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	57	57	57	57	0	0%
Vacant Developable Acres	15	13	9	7	-8	-54%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	7	5	-2	-25%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	4	0	0	-6	-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	2	2	2	2	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	23.1	25.1	27.3	27.6	4.5	19%
Residential Density ⁴	5.9	5.9	5.8	6.5	0.7	12%

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