

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.3

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,688	5,766	5,827	5,774	86	2%
Household Population	5,688	5,766	5,827	5,774	86	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	2,094	2,094	2,094	2,094	0	0%
Single Family	1,196	1,196	1,196	1,196	0	0%
Multiple Family	898	898	898	898	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,029	2,020	2,038	2,026	-3	0%
Single Family	1,187	1,181	1,190	1,178	-9	-1%
Multiple Family	842	839	848	848	6	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.5%	2.7%	3.2%	0.1	3%
Single Family	0.8%	1.3%	0.5%	1.5%	0.7	88%
Multiple Family	6.2%	6.6%	5.6%	5.6%	-0.6	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.80	2.85	2.86	2.85	0.1	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	84	76	68	58	-26	-31%
\$15,000-\$29,999	57	76	56	51	-6	-11%
\$30,000-\$44,999	128	107	97	72	-56	-44%
\$45,000-\$59,999	174	163	120	90	-84	-48%
\$60,000-\$74,999	124	122	115	154	30	24%
\$75,000-\$99,999	246	169	202	171	-75	-30%
\$100,000-\$124,999	249	244	222	151	-98	-39%
\$125,000-\$149,999	210	187	176	208	-2	-1%
\$150,000-\$199,999	201	286	306	296	95	47%
\$200,000 or more	556	590	676	775	219	39%
Total Households	2,029	2,020	2,038	2,026	-3	0%

*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.

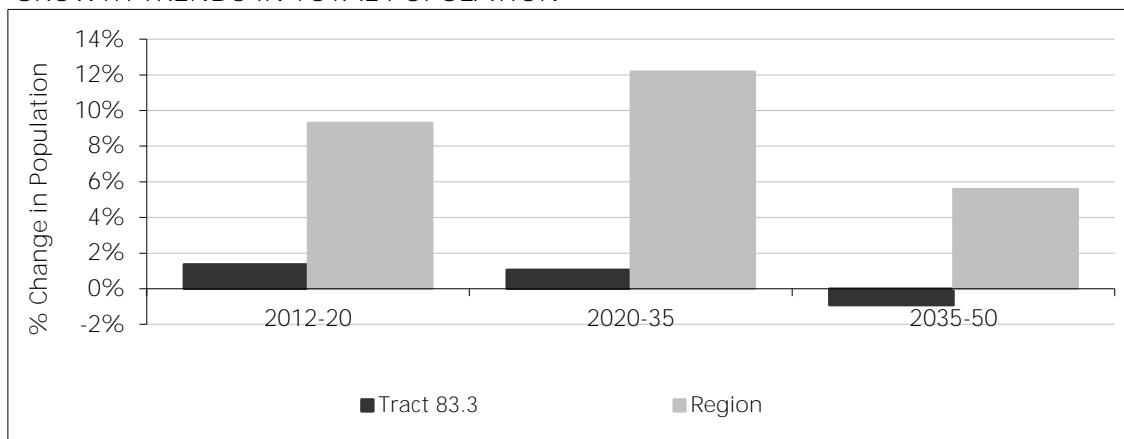
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,688	5,766	5,827	5,774	86	2%
Under 5	270	342	304	345	75	28%
5 to 9	377	429	417	460	83	22%
10 to 14	553	516	604	617	64	12%
15 to 17	409	339	415	368	-41	-10%
18 to 19	261	151	187	145	-116	-44%
20 to 24	264	232	239	214	-50	-19%
25 to 29	177	187	158	171	-6	-3%
30 to 34	239	254	201	240	1	0%
35 to 39	351	418	356	405	54	15%
40 to 44	471	463	521	464	-7	-1%
45 to 49	596	542	598	535	-61	-10%
50 to 54	591	512	562	494	-97	-16%
55 to 59	463	479	395	429	-34	-7%
60 to 61	140	171	134	148	8	6%
62 to 64	182	224	158	165	-17	-9%
65 to 69	161	241	211	229	68	42%
70 to 74	75	131	142	141	66	88%
75 to 79	53	75	119	94	41	77%
80 to 84	33	36	68	61	28	85%
85 and over	22	24	38	49	27	123%
Median Age	39.2	40.2	40.3	39.0	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,688	5,766	5,827	5,774	86	2%
Hispanic	381	450	528	625	244	64%
Non-Hispanic	5,307	5,316	5,299	5,149	-158	-3%
White	3,459	3,293	2,691	2,041	-1,418	-41%
Black	28	29	27	25	-3	-11%
American Indian	5	11	21	21	16	320%
Asian	1,633	1,761	2,240	2,651	1,018	62%
Hawaiian / Pacific Islander	4	7	15	21	17	425%
Other	19	29	41	46	27	142%
Two or More Races	159	186	264	344	185	116%

GROWTH TRENDS IN TOTAL POPULATION



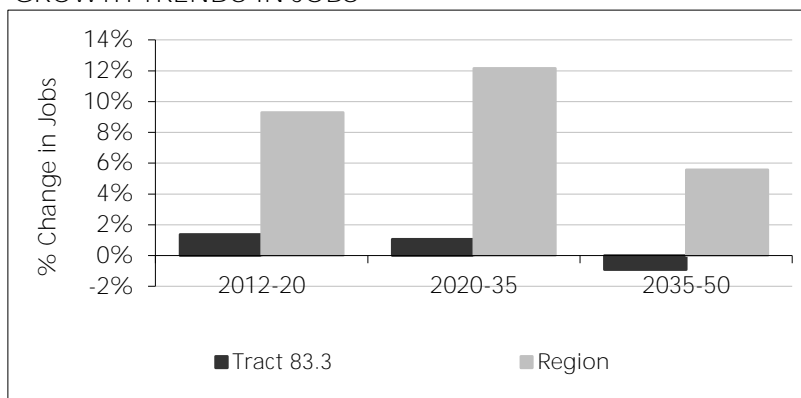
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	235	235	235	235	0	0%
Civilian Jobs	235	235	235	235	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	383	383	383	383	0	0%
Developed Acres	383	383	383	383	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	170	170	170	170	0	0%
Multiple Family	44	44	44	44	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	4	4	4	0	0%
Office	0	0	0	0	0	0%
Schools	3	3	3	3	0	0%
Roads and Freeways	92	92	92	92	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	70	70	70	70	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	32.8	32.8	32.8	32.8	--	#VALUE!
Residential Density ⁴	9.8	9.8	9.8	9.8	0.0	0%

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