

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 31.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,570	3,594	3,645	3,598	28	1%
Household Population	3,558	3,584	3,629	3,579	21	1%
Group Quarters Population	12	10	16	19	7	58%
Civilian	12	10	16	19	7	58%
Military	0	0	0	0	0	0%
Total Housing Units	981	981	981	981	0	0%
Single Family	895	895	895	895	0	0%
Multiple Family	86	86	86	86	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	952	943	943	925	-27	-3%
Single Family	866	861	861	845	-21	-2%
Multiple Family	86	82	82	80	-6	-7%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.0%	3.9%	3.9%	5.7%	2.7	90%
Single Family	3.2%	3.8%	3.8%	5.6%	2.4	75%
Multiple Family	0.0%	4.7%	4.7%	7.0%	7.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.74	3.80	3.85	3.87	0.1	3%

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	58	41	39	39	-19	-33%
\$15,000-\$29,999	93	89	60	44	-49	-53%
\$30,000-\$44,999	137	136	133	84	-53	-39%
\$45,000-\$59,999	154	105	65	113	-41	-27%
\$60,000-\$74,999	157	91	121	101	-56	-36%
\$75,000-\$99,999	171	175	144	125	-46	-27%
\$100,000-\$124,999	106	100	121	120	14	13%
\$125,000-\$149,999	42	61	100	101	59	140%
\$150,000-\$199,999	29	70	73	96	67	231%
\$200,000 or more	5	75	87	102	97	1940%
Total Households	952	943	943	925	-27	-3%
Median Household Income						
Adjusted for inflation (\$2010)	\$63,248	\$76,357	\$84,288	\$91,300	\$28,052	44%

*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.

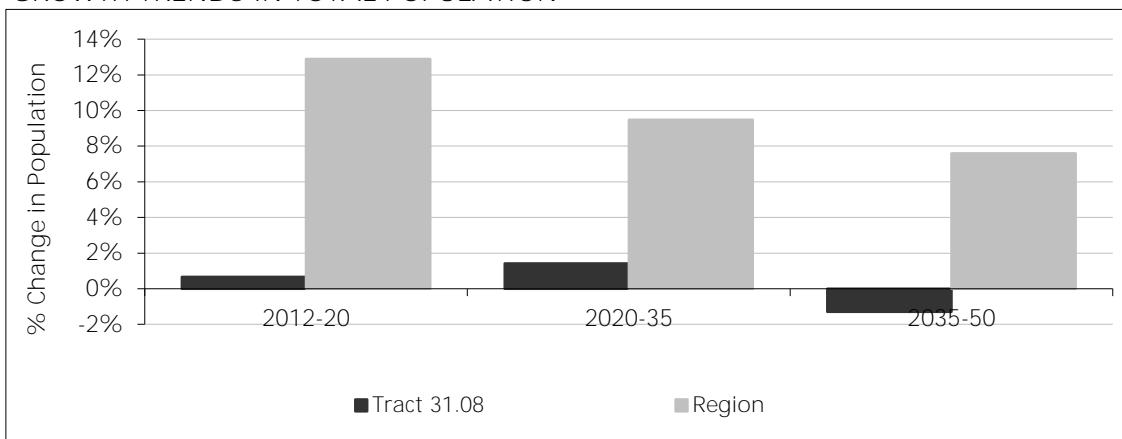
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,570	3,594	3,645	3,598	28	1%
Under 5	258	288	265	241	-17	-7%
5 to 9	244	238	244	232	-12	-5%
10 to 14	336	309	307	303	-33	-10%
15 to 17	208	171	163	157	-51	-25%
18 to 19	123	92	82	86	-37	-30%
20 to 24	266	258	217	216	-50	-19%
25 to 29	249	260	218	204	-45	-18%
30 to 34	223	220	215	197	-26	-12%
35 to 39	219	224	247	214	-5	-2%
40 to 44	212	186	234	196	-16	-8%
45 to 49	232	214	228	227	-5	-2%
50 to 54	262	247	241	263	1	0%
55 to 59	207	224	196	240	33	16%
60 to 61	77	96	83	95	18	23%
62 to 64	103	122	102	104	1	1%
65 to 69	123	166	176	186	63	51%
70 to 74	83	115	140	114	31	37%
75 to 79	76	89	164	161	85	112%
80 to 84	43	41	72	75	32	74%
85 and over	26	34	51	87	61	235%
Median Age	32.3	34.1	37.3	38.8	6.5	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,570	3,594	3,645	3,598	28	1%
Hispanic	2,014	2,175	2,407	2,583	569	28%
Non-Hispanic	1,556	1,419	1,238	1,015	-541	-35%
White	795	682	484	287	-508	-64%
Black	266	239	163	92	-174	-65%
American Indian	13	15	22	22	9	69%
Asian	305	301	349	367	62	20%
Hawaiian / Pacific Islander	35	34	36	38	3	9%
Other	16	18	24	26	10	63%
Two or More Races	126	130	160	183	57	45%

GROWTH TRENDS IN TOTAL POPULATION



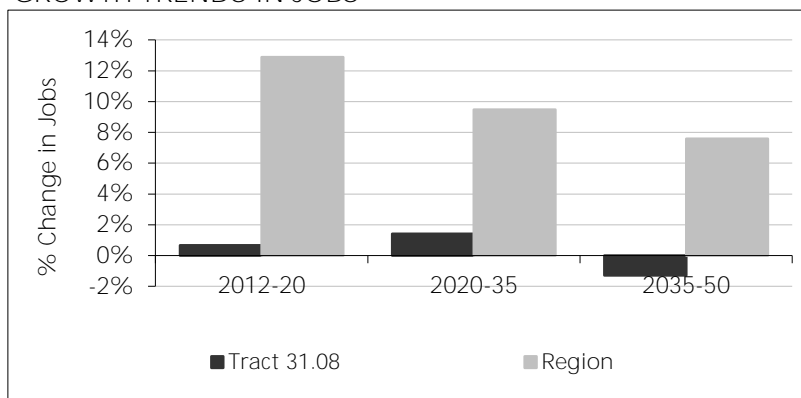
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	312	316	317	317	5	2%
Civilian Jobs	312	316	317	317	5	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	255	255	255	255	0	0%
Developed Acres	255	255	255	255	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	150	150	150	150	0	0%
Multiple Family	2	2	2	2	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	8	8	8	8	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	84	84	84	84	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	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	17.0	17.3	17.3	17.3	--	#VALUE!
Residential Density ⁴	6.4	6.4	6.4	6.4	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