

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.61

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,673	2,760	3,056	3,040	367	14%
Household Population	2,673	2,760	3,056	3,040	367	14%
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	1,523	1,523	1,650	1,652	129	8%
Single Family	0	0	0	0	0	0%
Multiple Family	1,523	1,523	1,650	1,652	129	8%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,438	1,442	1,581	1,575	137	10%
Single Family	0	0	0	0	0	0%
Multiple Family	1,438	1,442	1,581	1,575	137	10%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.6%	5.3%	4.2%	4.7%	-0.9	-16%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	5.6%	5.3%	4.2%	4.7%	-0.9	-16%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.86	1.91	1.93	1.93	0.1	4%

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	287	216	207	188	-99	-34%
\$15,000-\$29,999	129	138	147	125	-4	-3%
\$30,000-\$44,999	192	146	145	142	-50	-26%
\$45,000-\$59,999	138	112	110	114	-24	-17%
\$60,000-\$74,999	172	144	151	121	-51	-30%
\$75,000-\$99,999	167	210	226	216	49	29%
\$100,000-\$124,999	163	123	162	184	21	13%
\$125,000-\$149,999	63	112	113	111	48	76%
\$150,000-\$199,999	104	122	167	180	76	73%
\$200,000 or more	23	119	153	194	171	743%
Total Households	1,438	1,442	1,581	1,575	137	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$57,065	\$71,354	\$78,374	\$86,285	\$29,220	51%

*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.

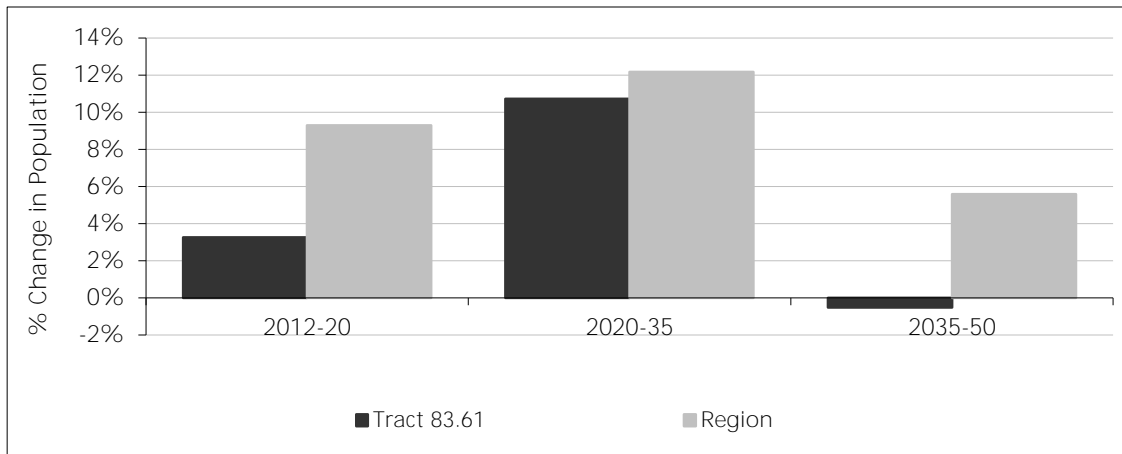
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,673	2,760	3,056	3,040	367	14%
Under 5	125	129	136	136	11	9%
5 to 9	68	74	94	93	25	37%
10 to 14	45	46	55	54	9	20%
15 to 17	38	38	40	40	2	5%
18 to 19	53	54	54	54	1	2%
20 to 24	593	613	675	673	80	13%
25 to 29	372	385	430	425	53	14%
30 to 34	332	341	366	365	33	10%
35 to 39	196	204	238	237	41	21%
40 to 44	141	143	164	161	20	14%
45 to 49	116	118	120	120	4	3%
50 to 54	139	144	150	150	11	8%
55 to 59	126	134	158	158	32	25%
60 to 61	39	39	45	45	6	15%
62 to 64	57	59	71	70	13	23%
65 to 69	72	74	76	76	4	6%
70 to 74	64	65	71	70	6	9%
75 to 79	41	41	45	45	4	10%
80 to 84	30	32	40	40	10	33%
85 and over	26	27	28	28	2	8%
Median Age	30.6	30.6	30.6	30.6	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,673	2,760	3,056	3,040	367	14%
Hispanic	263	268	288	287	24	9%
Non-Hispanic	2,410	2,492	2,768	2,753	343	14%
White	1,586	1,633	1,795	1,787	201	13%
Black	50	52	61	61	11	22%
American Indian	0	0	0	0	0	0%
Asian	655	682	767	762	107	16%
Hawaiian / Pacific Islander	1	1	1	1	0	0%
Other	16	16	16	16	0	0%
Two or More Races	102	108	128	126	24	24%

GROWTH TRENDS IN TOTAL POPULATION



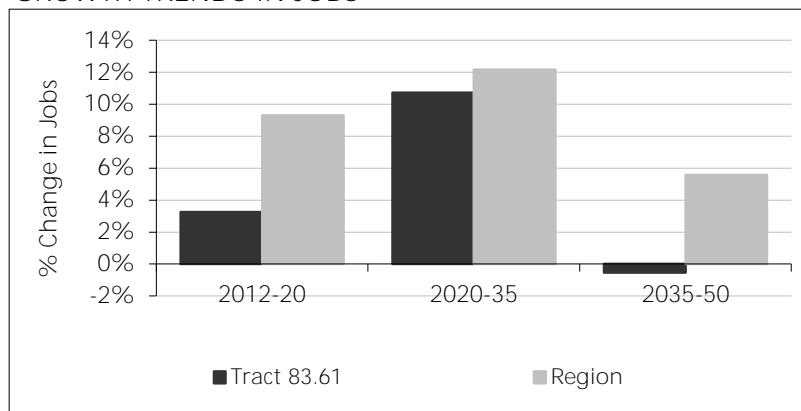
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,778	1,816	2,020	2,020	242	14%
Civilian Jobs	1,778	1,816	2,020	2,020	242	14%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	160	160	160	160	0	0%
Developed Acres	160	160	160	160	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	62	62	62	62	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	34	34	34	34	0	0%
Office	10	10	10	10	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	52	52	52	52	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	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	40.6	41.5	46.2	46.2	5.5	14%
Residential Density ⁴	24.6	24.6	26.7	26.7	2.1	8%

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