

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 97.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,050	7,405	7,440	7,348	298	4%
Household Population	7,037	7,400	7,426	7,328	291	4%
Group Quarters Population	13	5	14	20	7	54%
Civilian	13	5	14	20	7	54%
Military	0	0	0	0	0	0%
Total Housing Units	2,971	3,048	3,049	3,049	78	3%
Single Family	2,509	2,586	2,587	2,587	78	3%
Multiple Family	462	462	462	462	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,892	2,969	2,964	2,934	42	1%
Single Family	2,455	2,537	2,541	2,523	68	3%
Multiple Family	437	432	423	411	-26	-6%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.6%	2.8%	3.8%	1.1	41%
Single Family	2.2%	1.9%	1.8%	2.5%	0.3	14%
Multiple Family	5.4%	6.5%	8.4%	11.0%	5.6	104%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.43	2.49	2.51	2.50	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	183	219	150	97	-86	-47%
\$15,000-\$29,999	146	331	287	266	120	82%
\$30,000-\$44,999	126	301	275	289	163	129%
\$45,000-\$59,999	148	299	264	238	90	61%
\$60,000-\$74,999	311	422	415	251	-60	-19%
\$75,000-\$99,999	347	374	382	507	160	46%
\$100,000-\$124,999	317	276	336	308	-9	-3%
\$125,000-\$149,999	242	240	196	220	-22	-9%
\$150,000-\$199,999	445	251	306	351	-94	-21%
\$200,000 or more	627	256	353	407	-220	-35%
Total Households	2,892	2,969	2,964	2,934	42	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$114,590	\$71,890	\$80,955	\$91,075	(\$23,515)	-21%

*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.

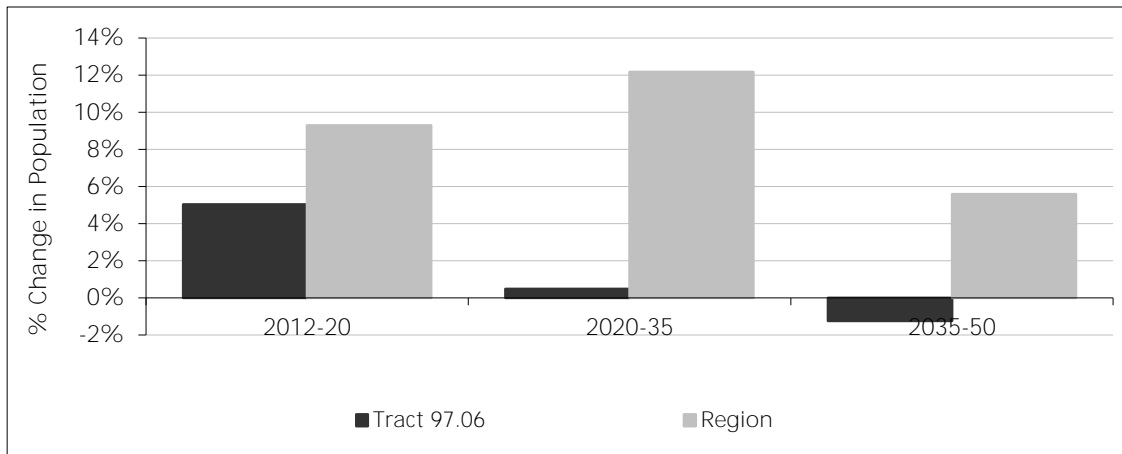
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,050	7,405	7,440	7,348	298	4%
Under 5	275	308	236	268	-7	-3%
5 to 9	303	335	277	304	1	0%
10 to 14	382	356	340	327	-55	-14%
15 to 17	233	190	209	185	-48	-21%
18 to 19	166	108	115	79	-87	-52%
20 to 24	367	310	282	245	-122	-33%
25 to 29	297	278	206	231	-66	-22%
30 to 34	261	254	183	219	-42	-16%
35 to 39	300	342	264	288	-12	-4%
40 to 44	428	404	412	367	-61	-14%
45 to 49	473	404	422	353	-120	-25%
50 to 54	546	449	446	398	-148	-27%
55 to 59	550	550	418	470	-80	-15%
60 to 61	182	211	137	151	-31	-17%
62 to 64	299	345	249	292	-7	-2%
65 to 69	468	631	512	570	102	22%
70 to 74	410	680	734	610	200	49%
75 to 79	401	535	824	617	216	54%
80 to 84	357	356	661	629	272	76%
85 and over	352	359	513	745	393	112%
Median Age	50.4	54.6	58.9	59.4	9.0	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,050	7,405	7,440	7,348	298	4%
Hispanic	749	923	1,099	1,293	544	73%
Non-Hispanic	6,301	6,482	6,341	6,055	-246	-4%
White	5,458	5,542	5,155	4,712	-746	-14%
Black	166	187	213	235	69	42%
American Indian	27	27	28	28	1	4%
Asian	411	453	607	689	278	68%
Hawaiian / Pacific Islander	19	25	35	46	27	142%
Other	12	13	15	15	3	25%
Two or More Races	208	235	288	330	122	59%

GROWTH TRENDS IN TOTAL POPULATION



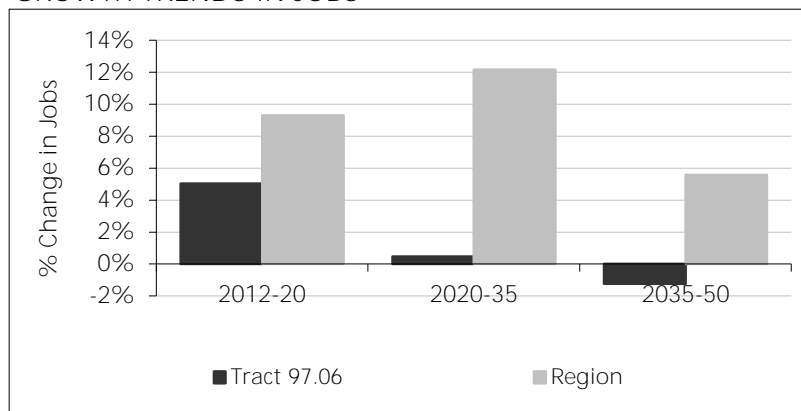
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	942	942	942	947	5	1%
Civilian Jobs	942	942	942	947	5	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,579	1,579	1,579	1,579	0	0%
Developed Acres	1,370	1,378	1,378	1,378	9	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	614	622	622	622	9	1%
Multiple Family	17	17	17	17	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	50	50	50	50	0	0%
Commercial/Services	86	86	86	86	0	0%
Office	4	4	4	4	0	0%
Schools	68	68	68	68	0	0%
Roads and Freeways	213	213	213	213	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	319	319	319	319	0	0%
Vacant Developable Acres	9	0	0	0	-9	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	9	0	0	0	-9	-99%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-100%
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	200	200	200	200	0	0%
Employment Density ³	4.5	4.5	4.5	4.6	0.0	0%
Residential Density ⁴	4.7	4.8	4.8	4.8	0.1	1%

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