

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.64

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,036	5,153	5,216	5,180	144	3%
Household Population	5,036	5,153	5,216	5,180	144	3%
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	2,848	2,848	2,848	2,848	0	0%
Single Family	323	323	323	323	0	0%
Multiple Family	2,525	2,525	2,525	2,525	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,641	2,628	2,650	2,634	-7	0%
Single Family	261	261	261	262	1	0%
Multiple Family	2,380	2,367	2,389	2,372	-8	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.3%	7.7%	7.0%	7.5%	0.2	3%
Single Family	19.2%	19.2%	19.2%	18.9%	-0.3	-2%
Multiple Family	5.7%	6.3%	5.4%	6.1%	0.4	7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.91	1.96	1.97	1.97	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	459	491	446	410	-49	-11%
\$15,000-\$29,999	232	263	256	225	-7	-3%
\$30,000-\$44,999	284	388	321	266	-18	-6%
\$45,000-\$59,999	295	276	325	356	61	21%
\$60,000-\$74,999	223	230	184	193	-30	-13%
\$75,000-\$99,999	326	266	301	286	-40	-12%
\$100,000-\$124,999	251	273	288	286	35	14%
\$125,000-\$149,999	103	157	157	184	81	79%
\$150,000-\$199,999	246	191	214	230	-16	-7%
\$200,000 or more	222	93	158	198	-24	-11%
Total Households	2,641	2,628	2,650	2,634	-7	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$63,397	\$54,348	\$58,938	\$64,663	\$1,266	2%

*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.

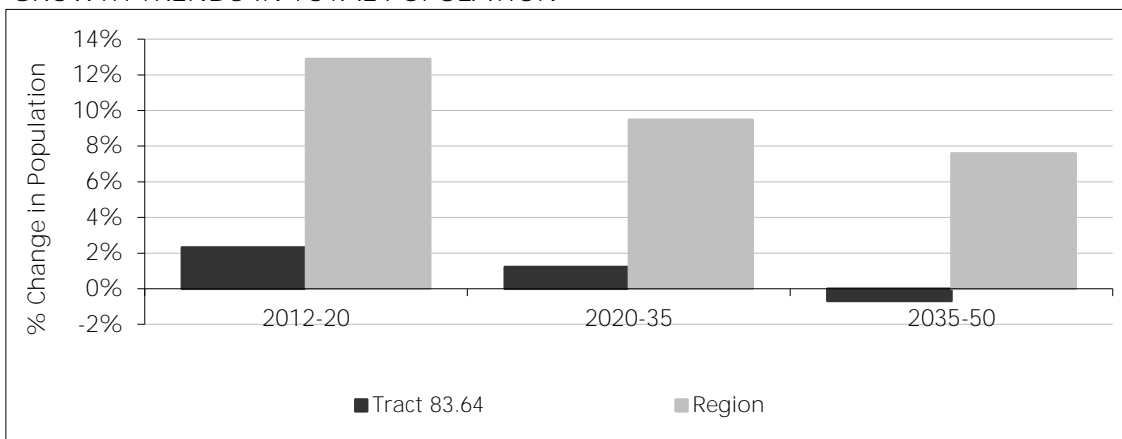
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,036	5,153	5,216	5,180	144	3%
Under 5	227	235	241	240	13	6%
5 to 9	100	106	108	106	6	6%
10 to 14	97	97	97	95	-2	-2%
15 to 17	42	42	42	42	0	0%
18 to 19	70	70	70	70	0	0%
20 to 24	1,149	1,179	1,193	1,183	34	3%
25 to 29	899	921	929	924	25	3%
30 to 34	679	692	701	696	17	3%
35 to 39	398	411	416	414	16	4%
40 to 44	239	247	259	252	13	5%
45 to 49	205	205	205	205	0	0%
50 to 54	210	212	213	212	2	1%
55 to 59	178	183	183	183	5	3%
60 to 61	67	70	72	72	5	7%
62 to 64	92	92	92	92	0	0%
65 to 69	120	122	124	123	3	3%
70 to 74	85	89	91	91	6	7%
75 to 79	75	75	75	75	0	0%
80 to 84	52	53	53	53	1	2%
85 and over	52	52	52	52	0	0%
Median Age	29.6	29.6	29.6	29.6	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,036	5,153	5,216	5,180	144	3%
Hispanic	603	613	618	616	13	2%
Non-Hispanic	4,433	4,540	4,598	4,564	131	3%
White	2,718	2,773	2,804	2,789	71	3%
Black	85	87	87	87	2	2%
American Indian	10	10	10	10	0	0%
Asian	1,378	1,422	1,441	1,426	48	3%
Hawaiian / Pacific Islander	7	7	7	7	0	0%
Other	26	26	26	26	0	0%
Two or More Races	209	215	223	219	10	5%

GROWTH TRENDS IN TOTAL POPULATION



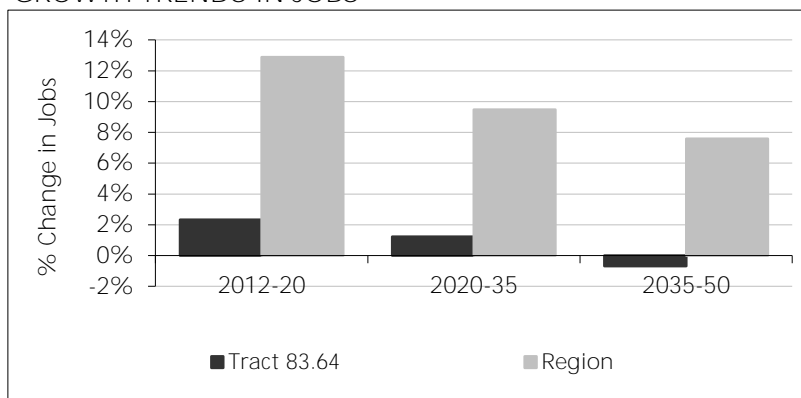
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	390	390	445	445	55	14%
Civilian Jobs	390	390	445	445	55	14%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	234	234	234	234	0	0%
Developed Acres	216	216	216	216	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	31	31	31	31	0	0%
Multiple Family	107	107	107	107	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	22	0	0	0	-22	-100%
Commercial/Services	9	9	9	9	0	0%
Office	4	4	4	4	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	35	57	57	57	22	65%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	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	18	18	18	18	0	0%
Employment Density ³	11.2	31.3	35.7	35.7	24.5	219%
Residential Density ⁴	20.6	20.6	20.6	20.6	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