

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.66

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,874	9,148	9,336	9,390	2,516	37%
Household Population	6,874	9,148	9,336	9,390	2,516	37%
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	2,163	2,825	2,869	2,905	742	34%
Single Family	2,137	2,215	2,259	2,295	158	7%
Multiple Family	26	610	610	610	584	2246%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,163	2,822	2,869	2,901	738	34%
Single Family	2,137	2,212	2,259	2,292	155	7%
Multiple Family	26	610	610	609	583	2242%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	0.1%	0.0%	0.1%	0.1	0%
Single Family	0.0%	0.1%	0.0%	0.1%	0.1	0%
Multiple Family	0.0%	0.0%	0.0%	0.2%	0.2	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.18	3.24	3.25	3.24	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	9	95	89	76	67	744%
\$15,000-\$29,999	98	143	108	89	-9	-9%
\$30,000-\$44,999	11	153	157	140	129	1173%
\$45,000-\$59,999	102	196	150	153	51	50%
\$60,000-\$74,999	95	199	216	156	61	64%
\$75,000-\$99,999	296	286	241	278	-18	-6%
\$100,000-\$124,999	343	249	283	244	-99	-29%
\$125,000-\$149,999	282	324	283	220	-62	-22%
\$150,000-\$199,999	454	386	385	479	25	6%
\$200,000 or more	473	791	957	1,066	593	125%
Total Households	2,163	2,822	2,869	2,901	738	34%
Median Household Income						
Adjusted for inflation (\$2010)	\$136,303	\$131,944	\$141,829	\$159,864	\$23,561	17%

*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.

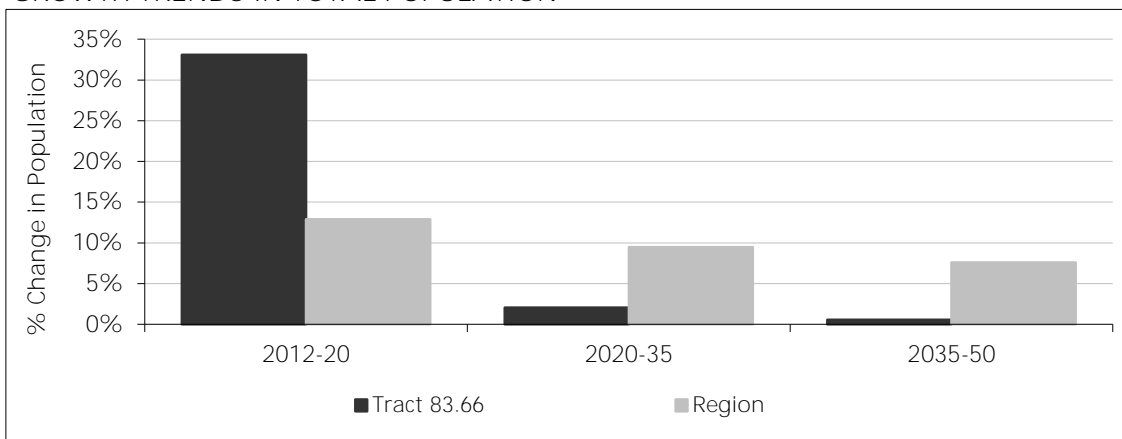
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,874	9,148	9,336	9,390	2,516	37%
Under 5	298	471	403	437	139	47%
5 to 9	481	710	642	657	176	37%
10 to 14	596	703	762	718	122	20%
15 to 17	431	467	550	492	61	14%
18 to 19	315	230	282	224	-91	-29%
20 to 24	375	428	409	369	-6	-2%
25 to 29	270	380	299	328	58	21%
30 to 34	190	262	208	237	47	25%
35 to 39	382	583	495	533	151	40%
40 to 44	571	717	749	631	60	11%
45 to 49	703	833	872	736	33	5%
50 to 54	779	917	979	852	73	9%
55 to 59	620	864	743	813	193	31%
60 to 61	150	250	218	257	107	71%
62 to 64	205	338	307	338	133	65%
65 to 69	200	410	426	505	305	153%
70 to 74	101	218	298	331	230	228%
75 to 79	83	144	292	349	266	320%
80 to 84	62	96	189	209	147	237%
85 and over	62	127	213	374	312	503%
Median Age	40.9	42.4	44.1	45.5	4.6	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,874	9,148	9,336	9,390	2,516	37%
Hispanic	511	776	871	993	482	94%
Non-Hispanic	6,363	8,372	8,465	8,397	2,034	32%
White	3,276	4,023	3,133	2,276	-1,000	-31%
Black	92	126	111	104	12	13%
American Indian	6	19	35	37	31	517%
Asian	2,717	3,782	4,590	5,213	2,496	92%
Hawaiian / Pacific Islander	14	34	69	104	90	643%
Other	3	6	10	11	8	267%
Two or More Races	255	382	517	652	397	156%

GROWTH TRENDS IN TOTAL POPULATION



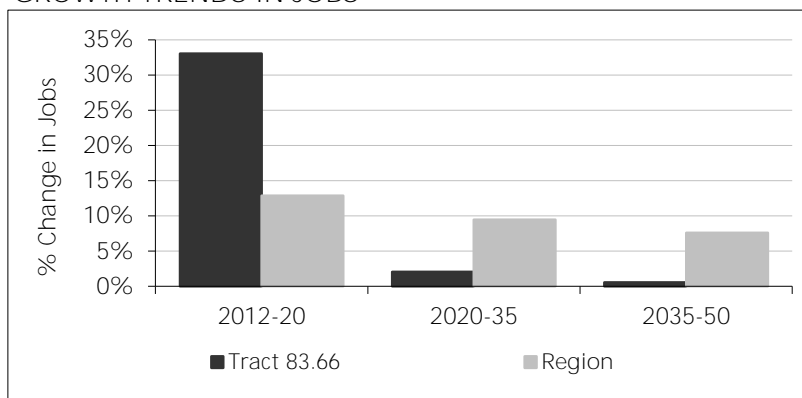
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,509	2,110	3,087	3,087	1,578	105%
Civilian Jobs	1,509	2,110	3,087	3,087	1,578	105%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,606	1,606	1,606	1,606	0	0%
Developed Acres	1,136	1,195	1,245	1,248	113	10%
Low Density Single Family	0	0	0	0	0	0%
Single Family	379	402	413	417	38	10%
Multiple Family	2	17	17	17	15	640%
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	2	2	43	43	41	2224%
Office	15	36	36	36	21	134%
Schools	11	11	11	11	0	0%
Roads and Freeways	255	255	255	255	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	471	471	470	469	-2	-1%
Vacant Developable Acres	123	63	14	10	-113	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	36	12	3	0	-36	-100%
Multiple Family	15	0	0	0	-15	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	41	41	0	0	-41	-100%
Office	21	0	0	0	-21	-100%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	10	10	10	10	0	0%
Constrained Acres	348	348	348	348	0	0%
Employment Density ³	52.5	42.6	34.2	34.2	-18.4	-35%
Residential Density ⁴	5.7	6.7	6.7	6.7	1.0	18%

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