

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.28

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,534	9,249	9,336	9,332	3,798	69%
Household Population	5,534	9,249	9,336	9,332	3,798	69%
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	1,779	2,960	2,966	2,980	1,201	68%
Single Family	1,671	2,852	2,858	2,872	1,201	72%
Multiple Family	108	108	108	108	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,747	2,923	2,939	2,947	1,200	69%
Single Family	1,639	2,815	2,831	2,839	1,200	73%
Multiple Family	108	108	108	108	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.8%	1.3%	0.9%	1.1%	-0.7	-39%
Single Family	1.9%	1.3%	0.9%	1.1%	-0.8	-42%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.17	3.16	3.18	3.17	0.0	0%

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	1	50	35	16	15	1500%
\$15,000-\$29,999	72	48	31	38	-34	-47%
\$30,000-\$44,999	131	56	69	60	-71	-54%
\$45,000-\$59,999	90	112	81	48	-42	-47%
\$60,000-\$74,999	96	137	119	103	7	7%
\$75,000-\$99,999	224	237	207	185	-39	-17%
\$100,000-\$124,999	135	297	238	210	75	56%
\$125,000-\$149,999	126	212	271	264	138	110%
\$150,000-\$199,999	495	591	492	427	-68	-14%
\$200,000 or more	377	1,183	1,396	1,596	1,219	323%
Total Households	1,747	2,923	2,939	2,947	1,200	69%
Median Household Income						
Adjusted for inflation (\$2010)	\$149,702	\$176,438	\$192,530	\$211,513	\$61,811	41%

*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.

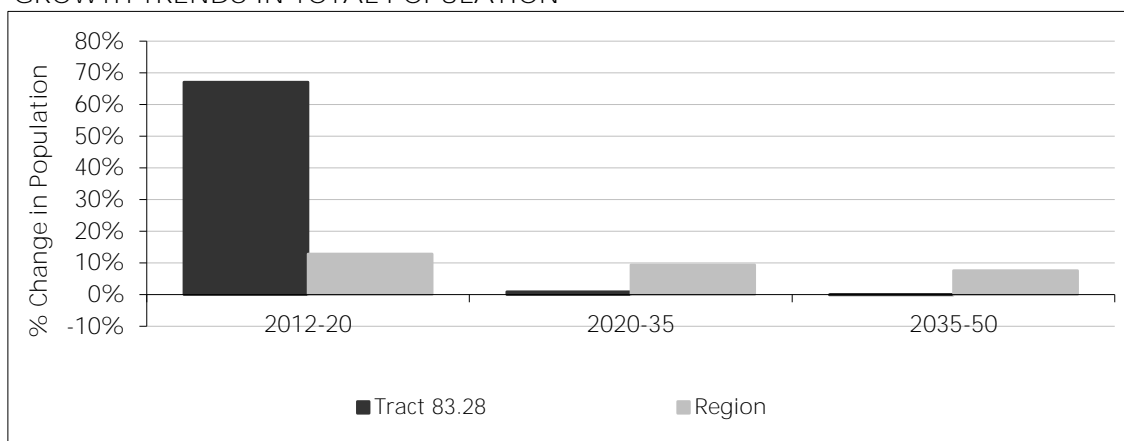
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,534	9,249	9,336	9,332	3,798	69%
Under 5	366	720	667	751	385	105%
5 to 9	483	893	855	959	476	99%
10 to 14	555	858	963	974	419	75%
15 to 17	375	509	620	578	203	54%
18 to 19	260	254	247	191	-69	-27%
20 to 24	251	364	362	323	72	29%
25 to 29	151	268	227	253	102	68%
30 to 34	214	380	324	393	179	84%
35 to 39	282	550	489	553	271	96%
40 to 44	480	765	854	790	310	65%
45 to 49	516	752	850	769	253	49%
50 to 54	487	682	756	670	183	38%
55 to 59	440	723	571	587	147	33%
60 to 61	114	228	163	177	63	55%
62 to 64	148	305	256	289	141	95%
65 to 69	181	435	371	419	238	131%
70 to 74	111	323	348	269	158	142%
75 to 79	53	120	194	155	102	192%
80 to 84	42	74	146	132	90	214%
85 and over	25	46	73	100	75	300%
Median Age	37.0	38.4	39.1	37.2	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,534	9,249	9,336	9,332	3,798	69%
Hispanic	439	855	1,019	1,231	792	180%
Non-Hispanic	5,095	8,394	8,317	8,101	3,006	59%
White	3,512	5,521	4,561	3,514	2	0%
Black	44	78	74	72	28	64%
American Indian	4	16	31	33	29	725%
Asian	1,308	2,331	2,995	3,606	2,298	176%
Hawaiian / Pacific Islander	5	14	28	42	37	740%
Other	13	32	50	62	49	377%
Two or More Races	209	402	578	772	563	269%

GROWTH TRENDS IN TOTAL POPULATION



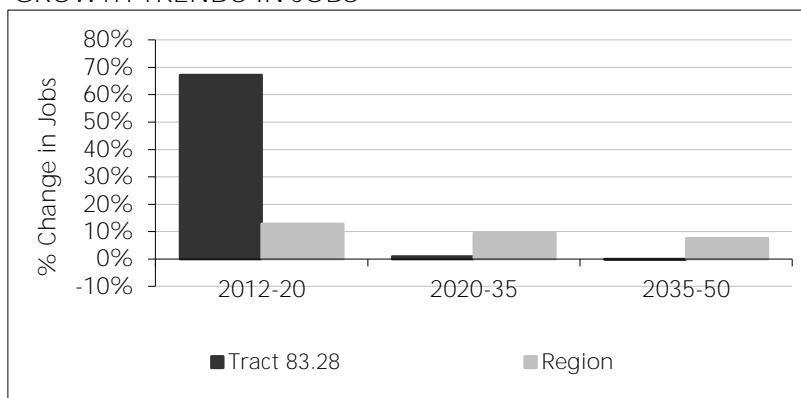
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	168	168	172	293	125	74%
Civilian Jobs	168	168	172	293	125	74%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,789	1,789	1,789	1,789	0	0%
Developed Acres	845	1,172	1,174	1,193	348	41%
Low Density Single Family	0	0	0	0	0	0%
Single Family	427	754	755	758	331	78%
Multiple Family	6	6	6	6	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	5	5	5	5	0	0%
Commercial/Services	9	9	9	9	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	12	12	--
Roads and Freeways	136	136	136	136	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	262	262	262	267	5	2%
Vacant Developable Acres	349	21	20	1	-348	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	331	4	3	0	-331	-100%
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	12	12	11	0	-12	-99%
Parks and Other	5	5	5	0	-5	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	596	596	596	596	0	0%
Employment Density ³	12.3	12.3	12.2	11.6	-0.7	-5%
Residential Density ⁴	4.1	3.9	3.9	3.9	-0.2	-5%

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