

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 31.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,291	6,767	7,080	7,085	794	13%
Household Population	6,207	6,693	6,984	6,977	770	12%
Group Quarters Population	84	74	96	108	24	29%
Civilian	84	74	96	108	24	29%
Military	0	0	0	0	0	0%
Total Housing Units	1,670	1,761	1,795	1,806	136	8%
Single Family	1,664	1,755	1,787	1,798	134	8%
Multiple Family	6	6	8	8	2	33%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,606	1,718	1,787	1,791	185	12%
Single Family	1,600	1,712	1,779	1,784	184	12%
Multiple Family	6	6	8	7	1	17%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	2.4%	0.4%	0.8%	-3.0	-79%
Single Family	3.8%	2.5%	0.4%	0.8%	-3.0	-79%
Multiple Family	0.0%	0.0%	0.0%	12.5%	12.5	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.86	3.90	3.91	3.90	0.0	1%

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	98	75	71	71	-27	-28%
\$15,000-\$29,999	177	119	106	86	-91	-51%
\$30,000-\$44,999	230	225	171	165	-65	-28%
\$45,000-\$59,999	233	134	194	171	-62	-27%
\$60,000-\$74,999	249	223	190	101	-148	-59%
\$75,000-\$99,999	239	284	262	292	53	22%
\$100,000-\$124,999	137	211	267	292	155	113%
\$125,000-\$149,999	91	175	180	168	77	85%
\$150,000-\$199,999	107	135	186	246	139	130%
\$200,000 or more	45	137	160	199	154	342%
Total Households	1,606	1,718	1,787	1,791	185	12%

*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.

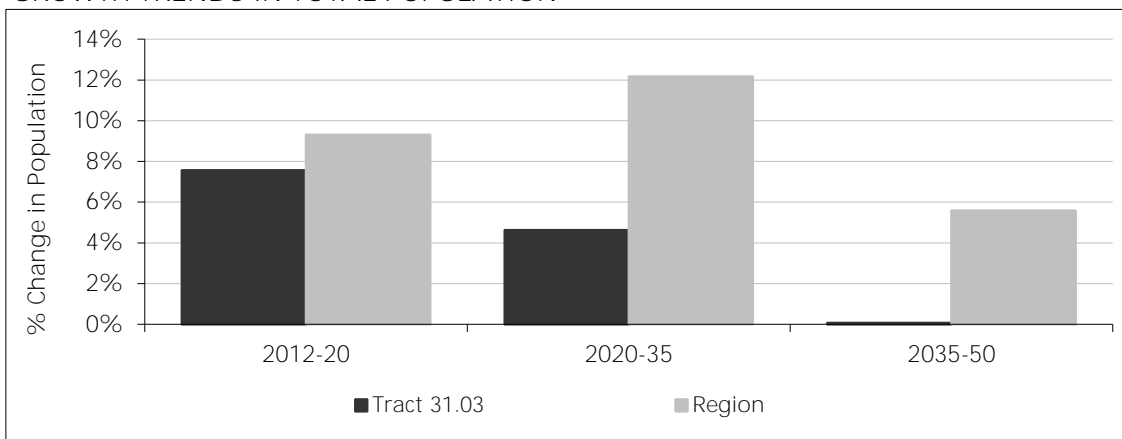
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,291	6,767	7,080	7,085	794	13%
Under 5	434	526	499	473	39	9%
5 to 9	430	439	467	446	16	4%
10 to 14	521	490	506	507	-14	-3%
15 to 17	371	317	323	327	-44	-12%
18 to 19	230	184	161	164	-66	-29%
20 to 24	563	594	503	508	-55	-10%
25 to 29	428	489	428	428	0	0%
30 to 34	374	389	397	384	10	3%
35 to 39	332	358	419	365	33	10%
40 to 44	404	374	480	421	17	4%
45 to 49	442	415	446	465	23	5%
50 to 54	452	444	434	484	32	7%
55 to 59	419	498	440	573	154	37%
60 to 61	143	206	176	200	57	40%
62 to 64	178	244	217	227	49	28%
65 to 69	202	327	361	358	156	77%
70 to 74	138	210	321	238	100	72%
75 to 79	112	132	259	192	80	71%
80 to 84	83	90	174	204	121	146%
85 and over	35	41	69	121	86	246%
Median Age	32.3	34.4	38.1	39.2	6.9	21%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,291	6,767	7,080	7,085	794	13%
Hispanic	2,822	3,302	3,951	4,489	1,667	59%
Non-Hispanic	3,469	3,465	3,129	2,596	-873	-25%
White	492	456	346	215	-277	-56%
Black	2,000	1,954	1,453	870	-1,130	-57%
American Indian	5	6	7	7	2	40%
Asian	737	789	992	1,112	375	51%
Hawaiian / Pacific Islander	44	46	50	56	12	27%
Other	16	19	25	28	12	75%
Two or More Races	175	195	256	308	133	76%

GROWTH TRENDS IN TOTAL POPULATION



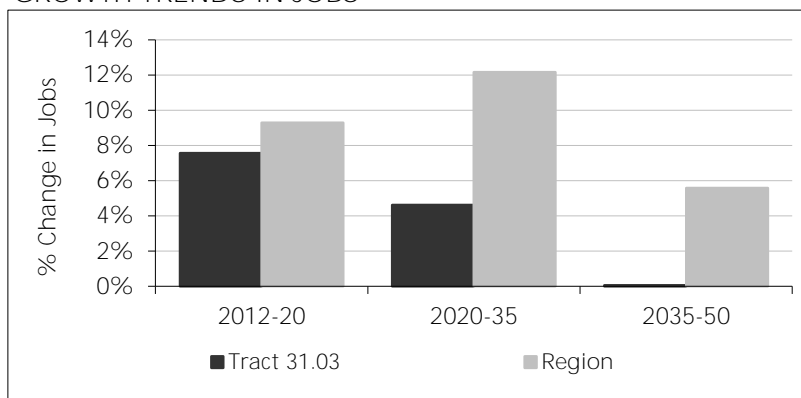
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	409	421	422	422	13	3%
Civilian Jobs	409	421	422	422	13	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	503	503	503	503	0	0%
Developed Acres	489	498	501	502	13	3%
Low Density Single Family	3	3	3	3	0	0%
Single Family	323	332	335	336	13	4%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	7	7	7	7	0	0%
Commercial/Services	12	12	11	11	0	-2%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	105	105	105	105	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	37	37	37	37	0	0%
Vacant Developable Acres	13	4	1	0	-13	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	4	1	0	-13	-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	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	1	1	1	1	0	0%
Employment Density ³	21.7	22.4	22.5	22.5	0.8	4%
Residential Density ⁴	5.1	5.2	5.3	5.3	0.2	4%

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