

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.49

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,520	3,592	3,633	3,613	93	3%
Household Population	3,505	3,579	3,613	3,587	82	2%
Group Quarters Population	15	13	20	26	11	73%
Civilian	15	13	20	26	11	73%
Military	0	0	0	0	0	0%
Total Housing Units	1,083	1,083	1,083	1,083	0	0%
Single Family	950	950	950	950	0	0%
Multiple Family	133	133	133	133	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,065	1,067	1,076	1,075	10	1%
Single Family	938	937	943	942	4	0%
Multiple Family	127	130	133	133	6	5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.7%	1.5%	0.6%	0.7%	-1.0	-59%
Single Family	1.3%	1.4%	0.7%	0.8%	-0.5	-38%
Multiple Family	4.5%	2.3%	0.0%	0.0%	-4.5	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.29	3.35	3.36	3.34	0.0	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	100	35	35	35	-65	-65%
\$15,000-\$29,999	74	103	82	68	-6	-8%
\$30,000-\$44,999	83	100	93	67	-16	-19%
\$45,000-\$59,999	136	74	73	81	-55	-40%
\$60,000-\$74,999	125	107	88	66	-59	-47%
\$75,000-\$99,999	94	206	203	182	88	94%
\$100,000-\$124,999	126	132	129	144	18	14%
\$125,000-\$149,999	67	71	101	121	54	81%
\$150,000-\$199,999	109	116	122	123	14	13%
\$200,000 or more	151	123	150	188	37	25%
Total Households	1,065	1,067	1,076	1,075	10	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$78,856	\$88,896	\$95,567	\$106,684	\$27,828	35%

*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.

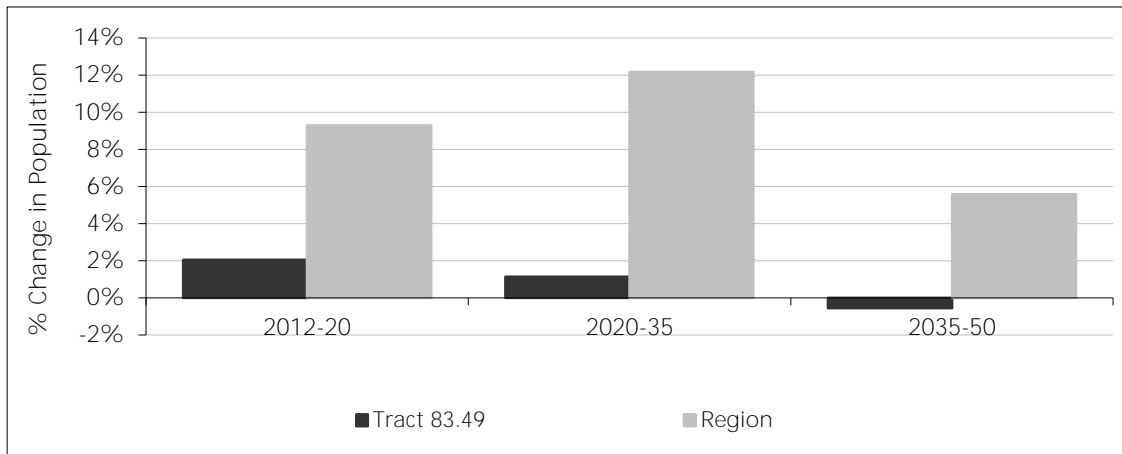
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,520	3,592	3,633	3,613	93	3%
Under 5	210	243	212	211	1	0%
5 to 9	179	188	180	170	-9	-5%
10 to 14	196	176	180	167	-29	-15%
15 to 17	158	133	144	144	-14	-9%
18 to 19	100	59	76	70	-30	-30%
20 to 24	263	233	219	214	-49	-19%
25 to 29	258	263	208	218	-40	-16%
30 to 34	275	283	244	257	-18	-7%
35 to 39	233	248	226	210	-23	-10%
40 to 44	271	240	262	221	-50	-18%
45 to 49	238	205	209	185	-53	-22%
50 to 54	232	206	219	197	-35	-15%
55 to 59	255	259	243	272	17	7%
60 to 61	85	102	92	103	18	21%
62 to 64	159	188	163	159	0	0%
65 to 69	148	215	219	230	82	55%
70 to 74	104	163	205	203	99	95%
75 to 79	66	80	146	144	78	118%
80 to 84	50	53	100	106	56	112%
85 and over	40	55	86	132	92	230%
Median Age	37.6	39.4	42.4	43.3	5.7	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,520	3,592	3,633	3,613	93	3%
Hispanic	577	649	674	714	137	24%
Non-Hispanic	2,943	2,943	2,959	2,899	-44	-1%
White	1,013	919	663	446	-567	-56%
Black	139	140	116	103	-36	-26%
American Indian	10	24	40	43	33	330%
Asian	1,590	1,633	1,838	1,935	345	22%
Hawaiian / Pacific Islander	20	37	67	97	77	385%
Other	3	3	3	3	0	0%
Two or More Races	168	187	232	272	104	62%

GROWTH TRENDS IN TOTAL POPULATION



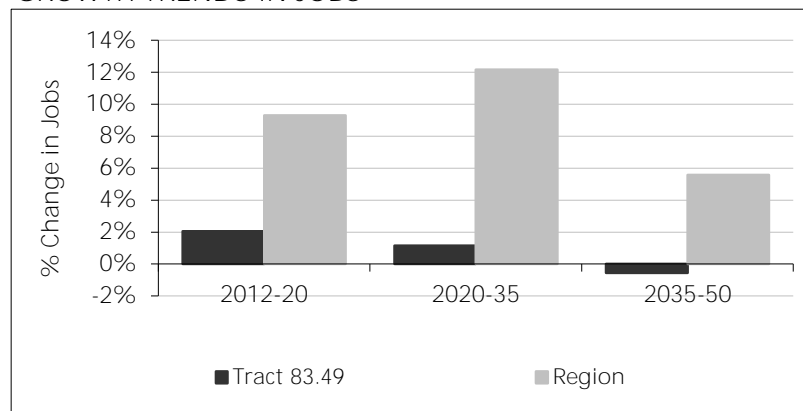
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,093	1,093	1,155	1,206	113	10%
Civilian Jobs	1,093	1,093	1,155	1,206	113	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	238	238	238	238	0	0%
Developed Acres	238	238	238	238	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	127	127	127	127	0	0%
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	0	0	0	0	0	0%
Commercial/Services	36	36	36	36	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	58	58	58	58	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	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	0	0	0	0	0	0%
Employment Density ³	23.6	23.6	24.9	26.0	2.4	10%
Residential Density ⁴	8.1	8.1	8.1	8.1	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 residential acre (single family, multiple