

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 27.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,313	4,388	4,832	4,752	439	10%
Household Population	4,311	4,388	4,832	4,752	441	10%
Group Quarters Population	2	0	0	0	-2	-100%
Civilian	2	0	0	0	-2	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,296	1,296	1,450	1,450	154	12%
Single Family	1,204	1,204	1,227	1,227	23	2%
Multiple Family	92	92	223	223	131	142%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,285	1,285	1,438	1,432	147	11%
Single Family	1,193	1,193	1,218	1,218	25	2%
Multiple Family	92	92	220	214	122	133%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.8%	0.8%	0.8%	1.2%	0.4	50%
Single Family	0.9%	0.9%	0.7%	0.7%	-0.2	-22%
Multiple Family	0.0%	0.0%	1.3%	4.0%	4.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.35	3.41	3.36	3.32	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	143	128	122	101	-42	-29%
\$15,000-\$29,999	140	181	185	151	11	8%
\$30,000-\$44,999	256	158	166	196	-60	-23%
\$45,000-\$59,999	162	173	180	155	-7	-4%
\$60,000-\$74,999	174	173	168	114	-60	-34%
\$75,000-\$99,999	156	200	218	279	123	79%
\$100,000-\$124,999	109	108	163	157	48	44%
\$125,000-\$149,999	72	55	85	115	43	60%
\$150,000-\$199,999	55	79	91	74	19	35%
\$200,000 or more	18	30	60	90	72	400%
Total Households	1,285	1,285	1,438	1,432	147	11%

*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.

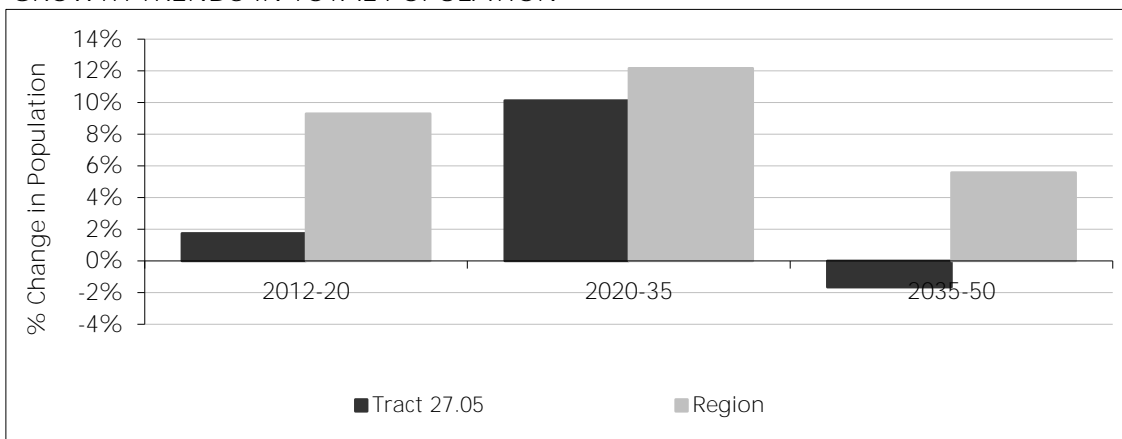
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,313	4,388	4,832	4,752	439	10%
Under 5	260	320	315	292	32	12%
5 to 9	289	308	339	315	26	9%
10 to 14	293	266	328	313	20	7%
15 to 17	222	192	233	225	3	1%
18 to 19	159	107	136	135	-24	-15%
20 to 24	299	272	241	236	-63	-21%
25 to 29	291	299	243	224	-67	-23%
30 to 34	240	236	240	222	-18	-8%
35 to 39	298	310	332	290	-8	-3%
40 to 44	321	288	370	305	-16	-5%
45 to 49	272	254	278	267	-5	-2%
50 to 54	319	295	312	309	-10	-3%
55 to 59	298	308	283	327	29	10%
60 to 61	105	125	115	128	23	22%
62 to 64	127	150	161	167	40	31%
65 to 69	148	206	233	244	96	65%
70 to 74	139	202	277	263	124	89%
75 to 79	81	93	163	166	85	105%
80 to 84	58	60	108	125	67	116%
85 and over	94	97	125	199	105	112%
Median Age	36.7	38.1	40.1	42.0	5.3	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,313	4,388	4,832	4,752	439	10%
Hispanic	1,276	1,511	2,041	2,275	999	78%
Non-Hispanic	3,037	2,877	2,791	2,477	-560	-18%
White	661	466	103	0	-661	-100%
Black	522	494	389	261	-261	-50%
American Indian	6	6	5	5	-1	-17%
Asian	1,707	1,767	2,135	2,046	339	20%
Hawaiian / Pacific Islander	7	9	13	17	10	143%
Other	12	12	13	12	0	0%
Two or More Races	122	123	133	136	14	11%

GROWTH TRENDS IN TOTAL POPULATION



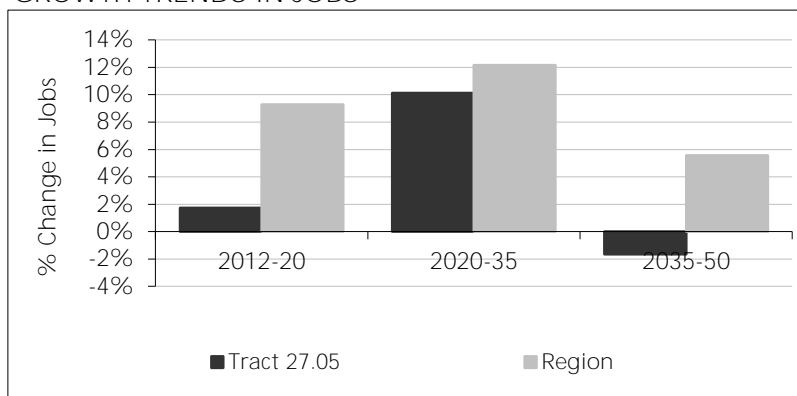
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	329	421	421	421	92	28%
Civilian Jobs	329	421	421	421	92	28%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	304	304	304	304	0	0%
Developed Acres	288	289	292	292	5	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	185	185	188	188	3	2%
Multiple Family	2	2	2	2	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	4	5	5	5	--
Industrial	9	9	9	9	0	0%
Commercial/Services	7	5	4	4	-3	-41%
Office	0	0	0	0	0	0%
Schools	7	7	7	7	0	0%
Roads and Freeways	73	73	73	73	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	5	3	0	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	0	0	-3	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	2	0	0	0	-2	-100%
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	11	11	11	11	0	0%
Employment Density ³	13.9	18.0	18.3	18.3	4.4	32%
Residential Density ⁴	6.9	6.9	7.5	7.5	0.6	9%

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