

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 85.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,206	4,321	4,466	4,474	268	6%
Household Population	4,205	4,321	4,466	4,474	269	6%
Group Quarters Population	1	0	0	0	-1	-100%
Civilian	1	0	0	0	-1	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,669	1,669	1,672	1,672	3	0%
Single Family	1,556	1,556	1,559	1,559	3	0%
Multiple Family	113	113	113	113	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,638	1,634	1,662	1,647	9	1%
Single Family	1,526	1,522	1,549	1,538	12	1%
Multiple Family	112	112	113	109	-3	-3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.9%	2.1%	0.6%	1.5%	-0.4	-21%
Single Family	1.9%	2.2%	0.6%	1.3%	-0.6	-32%
Multiple Family	0.9%	0.9%	0.0%	3.5%	2.6	289%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.57	2.64	2.69	2.72	0.2	6%

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	111	86	75	64	-47	-42%
\$15,000-\$29,999	186	120	105	91	-95	-51%
\$30,000-\$44,999	138	205	144	159	21	15%
\$45,000-\$59,999	172	101	168	135	-37	-22%
\$60,000-\$74,999	290	177	151	69	-221	-76%
\$75,000-\$99,999	308	220	185	283	-25	-8%
\$100,000-\$124,999	140	221	253	164	24	17%
\$125,000-\$149,999	103	157	125	184	81	79%
\$150,000-\$199,999	112	162	218	223	111	99%
\$200,000 or more	78	185	238	275	197	253%
Total Households	1,638	1,634	1,662	1,647	9	1%

*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.

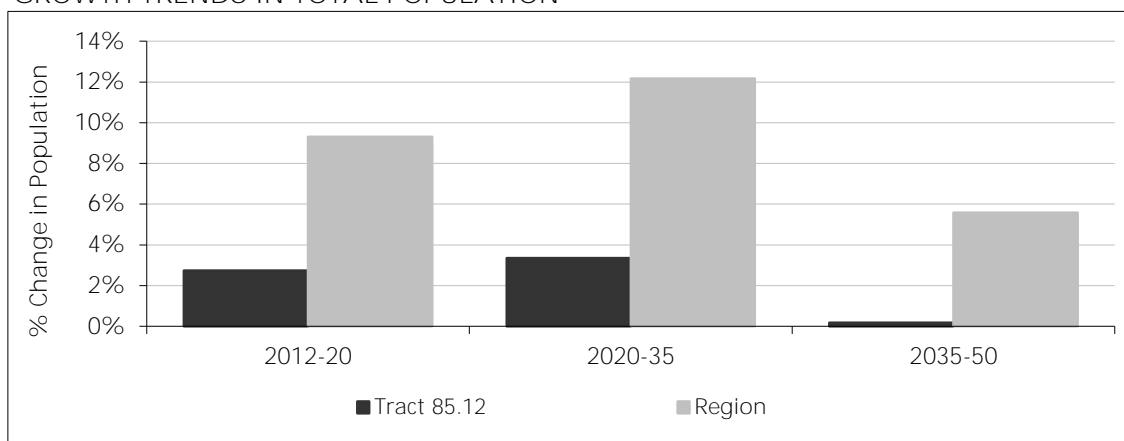
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,206	4,321	4,466	4,474	268	6%
Under 5	174	192	158	179	5	3%
5 to 9	215	235	212	230	15	7%
10 to 14	234	223	240	236	2	1%
15 to 17	133	115	131	123	-10	-8%
18 to 19	96	64	65	49	-47	-49%
20 to 24	185	160	152	133	-52	-28%
25 to 29	263	255	209	222	-41	-16%
30 to 34	254	251	214	245	-9	-4%
35 to 39	252	284	246	261	9	4%
40 to 44	257	236	258	229	-28	-11%
45 to 49	335	284	320	284	-51	-15%
50 to 54	359	290	309	288	-71	-20%
55 to 59	307	304	252	298	-9	-3%
60 to 61	114	133	90	102	-12	-11%
62 to 64	156	179	144	168	12	8%
65 to 69	221	295	272	303	82	37%
70 to 74	219	348	408	365	146	67%
75 to 79	179	229	381	317	138	77%
80 to 84	131	123	224	187	56	43%
85 and over	122	121	181	255	133	109%
Median Age	45.6	47.6	50.5	50.8	5.2	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,206	4,321	4,466	4,474	268	6%
Hispanic	554	693	955	1,195	641	116%
Non-Hispanic	3,652	3,628	3,511	3,279	-373	-10%
White	3,108	3,025	2,718	2,339	-769	-25%
Black	62	69	80	89	27	44%
American Indian	25	26	27	25	0	0%
Asian	295	327	451	540	245	83%
Hawaiian / Pacific Islander	15	19	25	31	16	107%
Other	18	17	17	19	1	6%
Two or More Races	129	145	193	236	107	83%

GROWTH TRENDS IN TOTAL POPULATION



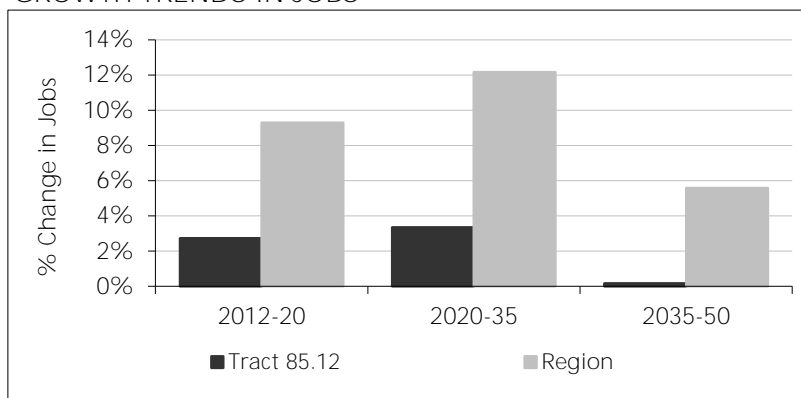
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	247	253	256	258	11	4%
Civilian Jobs	247	253	256	258	11	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	542	542	542	542	0	0%
Developed Acres	540	540	542	542	2	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	255	255	257	257	2	1%
Multiple Family	10	10	10	10	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	17	17	17	17	0	0%
Commercial/Services	8	8	8	8	0	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	81	81	81	81	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	159	159	159	159	0	0%
Vacant Developable Acres	2	2	0	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	0	0	-2	-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	0	0	0	0	0	0%
Employment Density ³	6.9	7.1	7.1	7.2	--	#VALUE!
Residential Density ⁴	6.3	6.3	6.3	6.3	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