

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 27.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,235	3,175	3,476	3,493	258	8%
Household Population	3,221	3,163	3,463	3,480	259	8%
Group Quarters Population	14	12	13	13	-1	-7%
Civilian	14	12	13	13	-1	-7%
Military	0	0	0	0	0	0%
Total Housing Units	922	893	982	1,006	84	9%
Single Family	890	889	889	889	-1	0%
Multiple Family	32	4	93	117	85	266%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	895	866	956	973	78	9%
Single Family	864	863	865	864	0	0%
Multiple Family	31	3	91	109	78	252%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	3.0%	2.6%	3.3%	0.4	14%
Single Family	2.9%	2.9%	2.7%	2.8%	-0.1	-3%
Multiple Family	3.1%	25.0%	2.2%	6.8%	3.7	119%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.60	3.65	3.62	3.58	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	74	92	83	71	-3	-4%
\$15,000-\$29,999	151	129	122	106	-45	-30%
\$30,000-\$44,999	120	136	123	138	18	15%
\$45,000-\$59,999	123	103	137	113	-10	-8%
\$60,000-\$74,999	154	113	116	100	-54	-35%
\$75,000-\$99,999	110	122	132	162	52	47%
\$100,000-\$124,999	60	79	97	103	43	72%
\$125,000-\$149,999	34	26	58	79	45	132%
\$150,000-\$199,999	59	50	56	50	-9	-15%
\$200,000 or more	10	16	32	51	41	410%
Total Households	895	866	956	973	78	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$57,500	\$56,068	\$61,681	\$68,775	\$11,275	20%

*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.

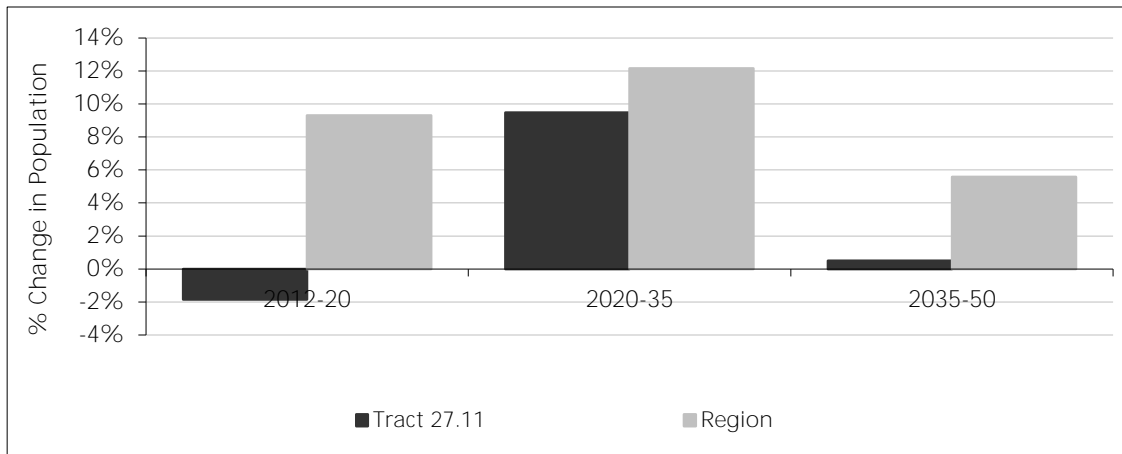
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,235	3,175	3,476	3,493	258	8%
Under 5	411	445	421	392	-19	-5%
5 to 9	340	342	382	368	28	8%
10 to 14	215	194	245	247	32	15%
15 to 17	115	99	137	149	34	30%
18 to 19	86	65	75	78	-8	-9%
20 to 24	236	194	169	172	-64	-27%
25 to 29	385	359	286	267	-118	-31%
30 to 34	289	270	277	255	-34	-12%
35 to 39	226	231	265	226	0	0%
40 to 44	170	148	195	172	2	1%
45 to 49	154	139	166	177	23	15%
50 to 54	121	109	121	133	12	10%
55 to 59	114	126	135	173	59	52%
60 to 61	31	40	43	48	17	55%
62 to 64	66	82	102	109	43	65%
65 to 69	76	104	122	138	62	82%
70 to 74	63	89	113	113	50	79%
75 to 79	47	52	97	94	47	100%
80 to 84	29	26	43	53	24	83%
85 and over	61	61	82	129	68	111%
Median Age	27.8	28.5	30.4	31.4	3.6	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,235	3,175	3,476	3,493	258	8%
Hispanic	1,200	1,391	1,959	2,210	1,010	84%
Non-Hispanic	2,035	1,784	1,517	1,283	-752	-37%
White	748	515	118	0	-748	-100%
Black	467	435	355	241	-226	-48%
American Indian	11	10	12	11	0	0%
Asian	613	620	781	756	143	23%
Hawaiian / Pacific Islander	56	66	96	114	58	104%
Other	1	1	0	0	-1	-100%
Two or More Races	139	137	155	161	22	16%

GROWTH TRENDS IN TOTAL POPULATION



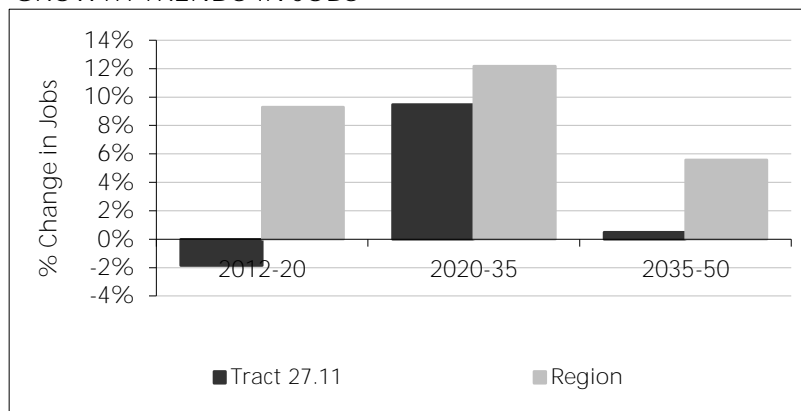
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	162	213	213	213	51	31%
Civilian Jobs	162	213	213	213	51	31%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	363	363	363	363	0	0%
Developed Acres	191	191	191	191	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	125	124	124	124	0	0%
Multiple Family	1	0	0	0	-1	-100%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	-100%
Mixed Use	0	3	3	3	3	--
Industrial	0	0	0	0	0	0%
Commercial/Services	2	0	0	0	-2	-100%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	43	43	43	43	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	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	172	172	172	172	0	0%
Employment Density ³	12.3	16.2	16.4	16.4	4.1	33%
Residential Density ⁴	7.3	7.1	7.8	8.0	0.7	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 residential acre (single family, multiple