

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.24

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,639	6,793	7,067	7,450	811	12%
Household Population	6,639	6,793	7,067	7,450	811	12%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	3,071	3,076	3,131	3,331	260	8%
Single Family	2,528	2,532	2,551	2,580	52	2%
Multiple Family	543	544	580	751	208	38%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,883	2,876	2,974	3,140	257	9%
Single Family	2,344	2,332	2,394	2,391	47	2%
Multiple Family	539	544	580	749	210	39%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.1%	6.5%	5.0%	5.7%	-0.4	-7%
Single Family	7.3%	7.9%	6.2%	7.3%	0.0	0%
Multiple Family	0.7%	0.0%	0.0%	0.3%	-0.4	-57%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.30	2.36	2.38	2.37	0.1	3%

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	136	129	115	105	-31	-23%
\$15,000-\$29,999	133	129	118	110	-23	-17%
\$30,000-\$44,999	249	136	125	120	-129	-52%
\$45,000-\$59,999	113	137	129	124	11	10%
\$60,000-\$74,999	61	134	128	124	63	103%
\$75,000-\$99,999	256	211	204	200	-56	-22%
\$100,000-\$124,999	233	193	191	191	-42	-18%
\$125,000-\$149,999	116	176	175	178	62	53%
\$150,000-\$199,999	300	300	306	315	15	5%
\$200,000 or more	1,286	1,331	1,483	1,673	387	30%
Total Households	2,883	2,876	2,974	3,140	257	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$174,083	\$182,167	\$199,346	\$209,235	\$35,152	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.

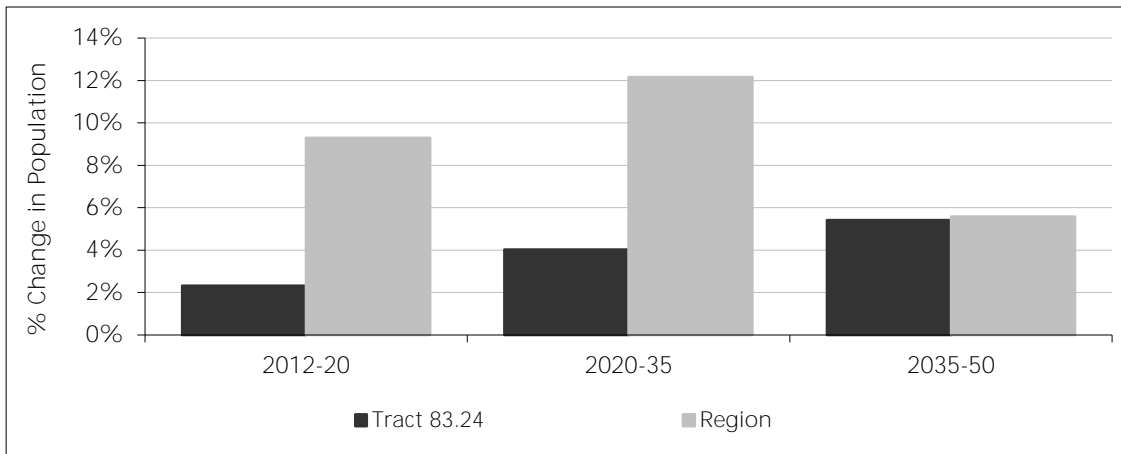
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,639	6,793	7,067	7,450	811	12%
Under 5	289	328	283	385	96	33%
5 to 9	352	368	422	477	125	36%
10 to 14	406	321	374	370	-36	-9%
15 to 17	278	197	252	222	-56	-20%
18 to 19	178	104	135	118	-60	-34%
20 to 24	260	228	263	308	48	18%
25 to 29	281	292	233	301	20	7%
30 to 34	332	340	285	445	113	34%
35 to 39	343	392	345	393	50	15%
40 to 44	392	346	432	433	41	10%
45 to 49	452	353	430	333	-119	-26%
50 to 54	524	376	441	392	-132	-25%
55 to 59	580	560	515	641	61	11%
60 to 61	210	218	168	154	-56	-27%
62 to 64	332	381	306	394	62	19%
65 to 69	536	731	580	668	132	25%
70 to 74	385	654	644	520	135	35%
75 to 79	246	335	519	372	126	51%
80 to 84	147	148	256	244	97	66%
85 and over	116	121	184	280	164	141%
Median Age	47.3	51.7	50.9	49.1	1.8	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,639	6,793	7,067	7,450	811	12%
Hispanic	368	456	617	889	521	142%
Non-Hispanic	6,271	6,337	6,450	6,561	290	5%
White	5,436	5,377	5,033	4,503	-933	-17%
Black	52	56	55	75	23	44%
American Indian	5	13	22	39	34	680%
Asian	555	621	898	1,249	694	125%
Hawaiian / Pacific Islander	5	11	26	58	53	1060%
Other	29	31	36	38	9	31%
Two or More Races	189	228	380	599	410	217%

GROWTH TRENDS IN TOTAL POPULATION



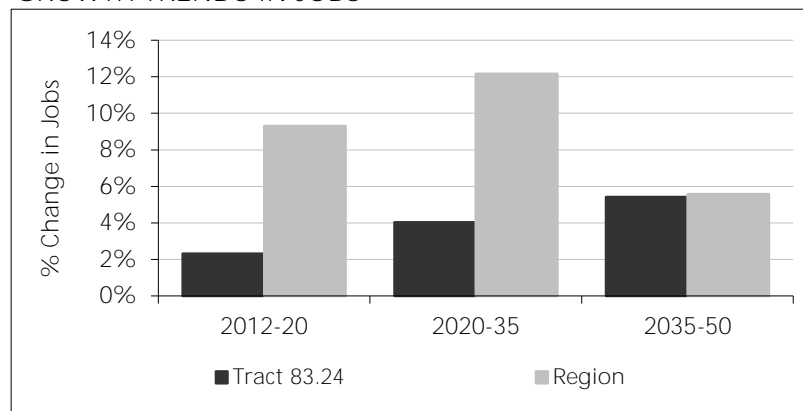
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,276	1,336	1,394	1,394	118	9%
Civilian Jobs	1,276	1,336	1,394	1,394	118	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,356	1,356	1,356	1,356	0	0%
Developed Acres	1,260	1,263	1,266	1,270	10	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	434	437	439	443	9	2%
Multiple Family	23	23	23	23	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	73	73	73	73	0	0%
Office	4	4	4	4	0	0%
Schools	20	20	20	20	0	0%
Roads and Freeways	251	251	251	251	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	456	456	457	457	1	0%
Vacant Developable Acres	10	7	4	0	-10	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	9	6	4	0	-9	-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	1	1	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	86	86	86	86	0	0%
Employment Density ³	13.2	13.8	14.4	14.4	1.2	9%
Residential Density ⁴	6.7	6.7	6.8	7.2	0.4	6%

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