

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 97.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,672	4,805	4,842	4,806	1,134	31%
Household Population	3,666	4,803	4,835	4,796	1,130	31%
Group Quarters Population	6	2	7	10	4	67%
Civilian	6	2	7	10	4	67%
Military	0	0	0	0	0	0%
Total Housing Units	1,524	1,956	1,966	1,972	448	29%
Single Family	1,092	1,094	1,094	1,094	2	0%
Multiple Family	432	862	872	878	446	103%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,463	1,898	1,901	1,893	430	29%
Single Family	1,066	1,062	1,063	1,058	-8	-1%
Multiple Family	397	836	838	835	438	110%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.0%	3.0%	3.3%	4.0%	0.0	0%
Single Family	2.4%	2.9%	2.8%	3.3%	0.9	38%
Multiple Family	8.1%	3.0%	3.9%	4.9%	-3.2	-40%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.51	2.53	2.54	2.53	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	83	101	77	61	-22	-27%
\$15,000-\$29,999	104	143	127	109	5	5%
\$30,000-\$44,999	86	189	173	168	82	95%
\$45,000-\$59,999	35	166	163	147	112	320%
\$60,000-\$74,999	136	238	133	113	-23	-17%
\$75,000-\$99,999	269	254	315	298	29	11%
\$100,000-\$124,999	114	231	234	218	104	91%
\$125,000-\$149,999	131	136	123	189	58	44%
\$150,000-\$199,999	187	215	252	245	58	31%
\$200,000 or more	318	225	304	345	27	8%
Total Households	1,463	1,898	1,901	1,893	430	29%
Median Household Income						
Adjusted for inflation (\$2010)	\$104,057	\$86,024	\$97,024	\$105,791	\$1,734	2%

*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.

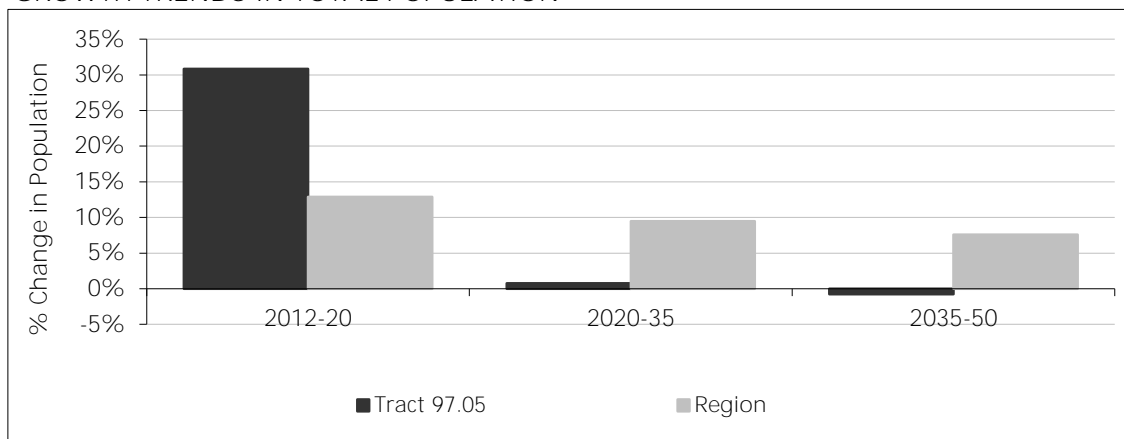
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,672	4,805	4,842	4,806	1,134	31%
Under 5	165	234	194	209	44	27%
5 to 9	227	310	271	289	62	27%
10 to 14	213	253	238	231	18	8%
15 to 17	126	136	139	126	0	0%
18 to 19	87	73	80	60	-27	-31%
20 to 24	165	187	165	147	-18	-11%
25 to 29	269	330	272	278	9	3%
30 to 34	234	289	237	262	28	12%
35 to 39	195	285	234	245	50	26%
40 to 44	277	329	338	303	26	9%
45 to 49	235	251	256	213	-22	-9%
50 to 54	283	298	304	284	1	0%
55 to 59	216	281	219	254	38	18%
60 to 61	83	125	85	92	9	11%
62 to 64	128	198	163	185	57	45%
65 to 69	155	272	251	278	123	79%
70 to 74	140	294	343	282	142	101%
75 to 79	142	242	384	283	141	99%
80 to 84	136	169	311	270	134	99%
85 and over	196	249	358	515	319	163%
Median Age	42.8	44.6	49.9	50.7	7.9	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,672	4,805	4,842	4,806	1,134	31%
Hispanic	580	878	1,028	1,191	611	105%
Non-Hispanic	3,092	3,927	3,814	3,615	523	17%
White	2,554	3,188	2,924	2,626	72	3%
Black	176	243	274	297	121	69%
American Indian	11	13	13	12	1	9%
Asian	151	205	270	300	149	99%
Hawaiian / Pacific Islander	14	22	30	40	26	186%
Other	22	28	29	30	8	36%
Two or More Races	164	228	274	310	146	89%

GROWTH TRENDS IN TOTAL POPULATION



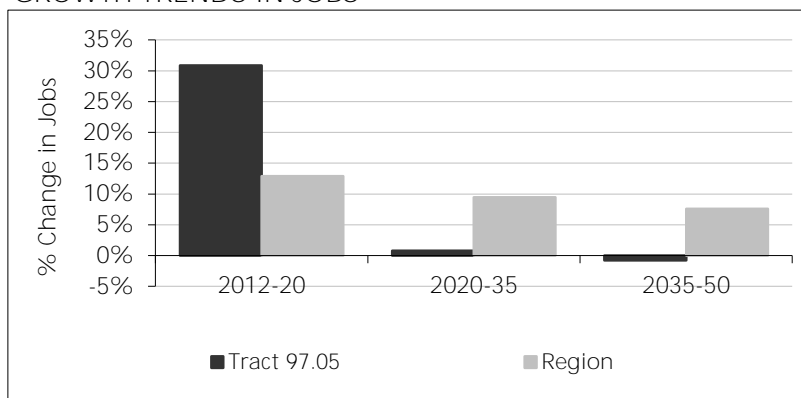
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	198	201	201	201	3	2%
Civilian Jobs	198	201	201	201	3	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	584	584	584	584	0	0%
Developed Acres	548	580	580	580	32	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	272	272	272	272	1	0%
Multiple Family	22	53	53	53	31	138%
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	6	6	6	6	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	111	111	111	111	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	126	126	126	126	0	0%
Vacant Developable Acres	32	0	0	0	-32	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	31	0	0	0	-31	-100%
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	5	5	5	5	0	0%
Employment Density ³	11.8	11.9	11.9	11.9	--	#VALUE!
Residential Density ⁴	5.2	6.0	6.0	6.1	0.9	17%

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