

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,485	3,610	3,888	3,780	295	8%
Household Population	3,485	3,610	3,888	3,780	295	8%
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	1,761	1,764	1,829	1,853	92	5%
Single Family	1,454	1,451	1,473	1,497	43	3%
Multiple Family	307	313	356	356	49	16%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,528	1,549	1,628	1,577	49	3%
Single Family	1,279	1,262	1,324	1,306	27	2%
Multiple Family	249	287	304	271	22	9%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	13.2%	12.2%	11.0%	14.9%	1.7	13%
Single Family	12.0%	13.0%	10.1%	12.8%	0.8	7%
Multiple Family	18.9%	8.3%	14.6%	23.9%	5.0	26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.28	2.33	2.39	2.40	0.1	5%

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	3	111	111	94	91	3033%
\$15,000-\$29,999	4	126	84	68	64	1600%
\$30,000-\$44,999	31	115	93	111	80	258%
\$45,000-\$59,999	5	84	137	120	115	2300%
\$60,000-\$74,999	1,226	124	58	54	-1,172	-96%
\$75,000-\$99,999	7	170	215	194	187	2671%
\$100,000-\$124,999	8	97	110	126	118	1475%
\$125,000-\$149,999	215	134	122	74	-141	-66%
\$150,000-\$199,999	5	141	170	203	198	3960%
\$200,000 or more	24	447	528	533	509	2121%
Total Households	1,528	1,549	1,628	1,577	49	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,821	\$111,469	\$126,230	\$132,264	\$63,443	92%

*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.

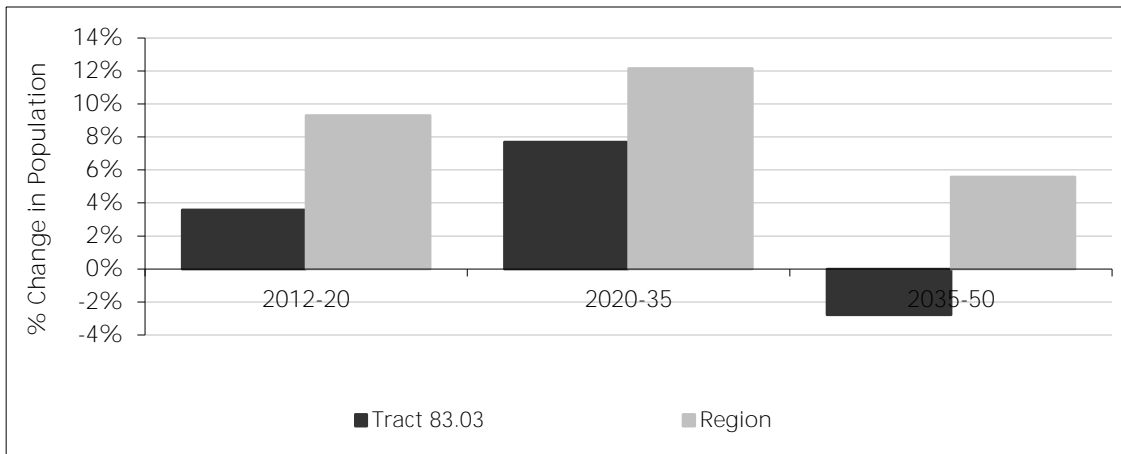
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,485	3,610	3,888	3,780	295	8%
Under 5	87	97	80	90	3	3%
5 to 9	150	158	143	151	1	1%
10 to 14	185	164	174	155	-30	-16%
15 to 17	135	102	119	96	-39	-29%
18 to 19	67	40	42	28	-39	-58%
20 to 24	81	69	65	49	-32	-40%
25 to 29	117	107	85	74	-43	-37%
30 to 34	102	97	71	78	-24	-24%
35 to 39	115	128	104	104	-11	-10%
40 to 44	142	129	132	104	-38	-27%
45 to 49	221	179	198	158	-63	-29%
50 to 54	264	211	231	196	-68	-26%
55 to 59	260	250	216	233	-27	-10%
60 to 61	121	138	106	118	-3	-2%
62 to 64	209	238	198	232	23	11%
65 to 69	391	495	417	456	65	17%
70 to 74	251	392	448	376	125	50%
75 to 79	200	253	414	306	106	53%
80 to 84	179	164	331	295	116	65%
85 and over	208	199	314	481	273	131%
Median Age	56.5	61.1	64.7	65.3	8.8	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,485	3,610	3,888	3,780	295	8%
Hispanic	363	428	518	544	181	50%
Non-Hispanic	3,122	3,182	3,370	3,236	114	4%
White	2,799	2,815	2,858	2,655	-144	-5%
Black	17	19	22	21	4	24%
American Indian	3	3	3	2	-1	-33%
Asian	204	236	344	400	196	96%
Hawaiian / Pacific Islander	3	5	11	16	13	433%
Other	6	5	4	4	-2	-33%
Two or More Races	90	99	128	138	48	53%

GROWTH TRENDS IN TOTAL POPULATION



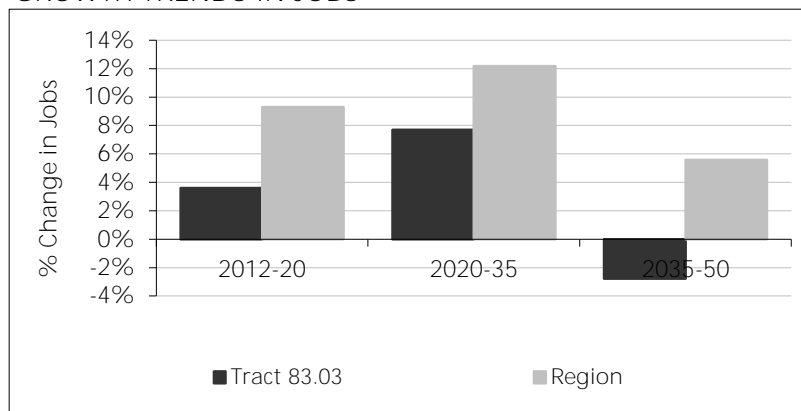
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	903	914	914	914	11	1%
Civilian Jobs	903	914	914	914	11	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,105	1,105	1,105	1,105	0	0%
Developed Acres	1,037	1,037	1,041	1,046	10	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	496	496	500	505	9	2%
Multiple Family	6	6	6	6	0	8%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	1	1	1	--
Industrial	19	19	19	19	0	0%
Commercial/Services	133	133	132	132	-1	-1%
Office	0	0	0	0	0	0%
Schools	43	43	43	43	0	0%
Roads and Freeways	136	136	136	136	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	204	204	204	204	0	0%
Vacant Developable Acres	22	22	18	13	-9	-42%
Low Density Single Family	0	0	0	0	0	0%
Single Family	22	22	18	13	-9	-42%
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	46	46	46	46	0	0%
Employment Density ³	4.6	4.7	4.7	4.7	0.1	1%
Residential Density ⁴	3.5	3.5	3.6	3.6	0.1	3%

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