

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.44

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,477	3,569	3,695	3,675	198	6%
Household Population	3,469	3,569	3,695	3,675	206	6%
Group Quarters Population	8	0	0	0	-8	-100%
Civilian	8	0	0	0	-8	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,283	1,284	1,316	1,316	33	3%
Single Family	1,208	1,208	1,208	1,208	0	0%
Multiple Family	75	76	108	108	33	44%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,254	1,252	1,289	1,287	33	3%
Single Family	1,179	1,178	1,182	1,180	1	0%
Multiple Family	75	74	107	107	32	43%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	2.5%	2.1%	2.2%	-0.1	-4%
Single Family	2.4%	2.5%	2.2%	2.3%	-0.1	-4%
Multiple Family	0.0%	2.6%	0.9%	0.9%	0.9	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.85	2.87	2.86	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	134	91	86	71	-63	-47%
\$15,000-\$29,999	57	63	59	58	1	2%
\$30,000-\$44,999	99	100	92	74	-25	-25%
\$45,000-\$59,999	80	94	91	60	-20	-25%
\$60,000-\$74,999	106	71	76	97	-9	-8%
\$75,000-\$99,999	127	164	150	134	7	6%
\$100,000-\$124,999	149	140	101	135	-14	-9%
\$125,000-\$149,999	76	133	153	113	37	49%
\$150,000-\$199,999	171	155	184	188	17	10%
\$200,000 or more	255	241	297	357	102	40%
Total Households	1,254	1,252	1,289	1,287	33	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$104,027	\$107,679	\$122,401	\$128,208	\$24,181	23%

*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.

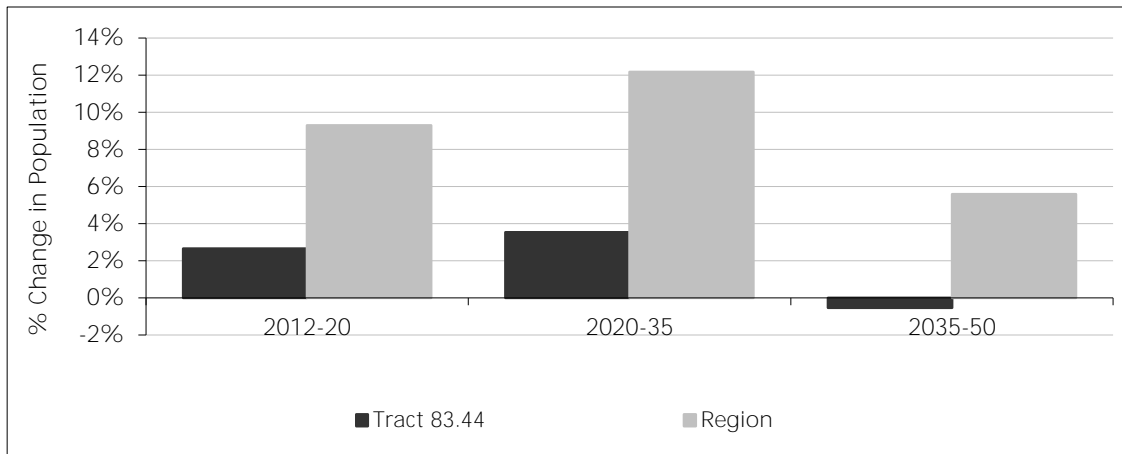
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,477	3,569	3,695	3,675	198	6%
Under 5	114	134	113	124	10	9%
5 to 9	197	214	187	198	1	1%
10 to 14	243	224	235	227	-16	-7%
15 to 17	148	126	145	130	-18	-12%
18 to 19	65	39	47	41	-24	-37%
20 to 24	296	272	293	282	-14	-5%
25 to 29	202	210	182	198	-4	-2%
30 to 34	145	151	118	144	-1	-1%
35 to 39	159	186	152	160	1	1%
40 to 44	239	221	237	210	-29	-12%
45 to 49	285	255	292	262	-23	-8%
50 to 54	235	195	218	204	-31	-13%
55 to 59	251	244	218	242	-9	-4%
60 to 61	102	123	113	142	40	39%
62 to 64	155	172	139	149	-6	-4%
65 to 69	221	284	244	250	29	13%
70 to 74	151	230	263	204	53	35%
75 to 79	119	142	239	192	73	61%
80 to 84	79	74	139	131	52	66%
85 and over	71	73	121	185	114	161%
Median Age	43.5	45.1	47.4	47.4	3.9	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,477	3,569	3,695	3,675	198	6%
Hispanic	342	404	499	589	247	72%
Non-Hispanic	3,135	3,165	3,196	3,086	-49	-2%
White	2,428	2,321	1,994	1,610	-818	-34%
Black	62	61	48	33	-29	-47%
American Indian	5	14	30	31	26	520%
Asian	506	595	841	1,027	521	103%
Hawaiian / Pacific Islander	5	14	36	54	49	980%
Other	6	10	15	17	11	183%
Two or More Races	123	150	232	314	191	155%

GROWTH TRENDS IN TOTAL POPULATION



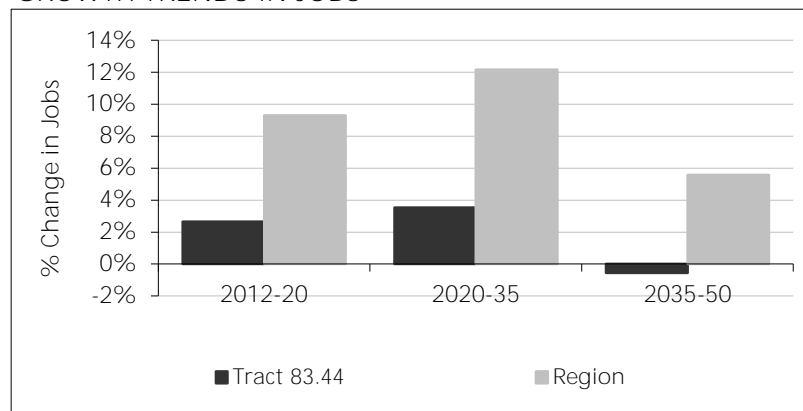
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	444	552	557	557	113	25%
Civilian Jobs	444	552	557	557	113	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	491	491	491	491	0	0%
Developed Acres	475	490	491	491	16	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	232	232	232	232	0	0%
Multiple Family	4	4	4	4	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	18	2	2	2	-16	-90%
Commercial/Services	1	15	16	16	16	2622%
Office	1	1	1	1	0	0%
Schools	64	64	64	64	0	0%
Roads and Freeways	69	85	85	85	16	23%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	87	87	87	87	0	0%
Vacant Developable Acres	16	1	0	0	-16	-100%
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	16	1	0	0	-16	-100%
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	1	1	1	1	0	0%
Employment Density ³	5.3	6.7	6.7	6.7	1.4	26%
Residential Density ⁴	5.4	5.5	5.6	5.6	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