

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 85.1

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,676	6,842	7,061	7,097	421	6%
Household Population	6,670	6,838	7,051	7,084	414	6%
Group Quarters Population	6	4	10	13	7	117%
Civilian	6	4	10	13	7	117%
Military	0	0	0	0	0	0%
Total Housing Units	2,893	2,902	2,949	2,959	66	2%
Single Family	1,414	1,414	1,414	1,415	1	0%
Multiple Family	1,479	1,488	1,535	1,544	65	4%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,783	2,774	2,845	2,869	86	3%
Single Family	1,365	1,358	1,375	1,369	4	0%
Multiple Family	1,418	1,416	1,470	1,500	82	6%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	4.4%	3.5%	3.0%	-0.8	-21%
Single Family	3.5%	4.0%	2.8%	3.3%	-0.2	-6%
Multiple Family	4.1%	4.8%	4.2%	2.8%	-1.3	-32%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.40	2.47	2.48	2.47	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	346	319	277	243	-103	-30%
\$15,000-\$29,999	405	382	356	319	-86	-21%
\$30,000-\$44,999	477	484	394	349	-128	-27%
\$45,000-\$59,999	414	386	441	455	41	10%
\$60,000-\$74,999	255	323	356	298	43	17%
\$75,000-\$99,999	353	388	386	431	78	22%
\$100,000-\$124,999	194	214	254	305	111	57%
\$125,000-\$149,999	152	125	165	200	48	32%
\$150,000-\$199,999	107	138	188	204	97	91%
\$200,000 or more	80	15	28	65	-15	-19%
Total Households	2,783	2,774	2,845	2,869	86	3%

*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.

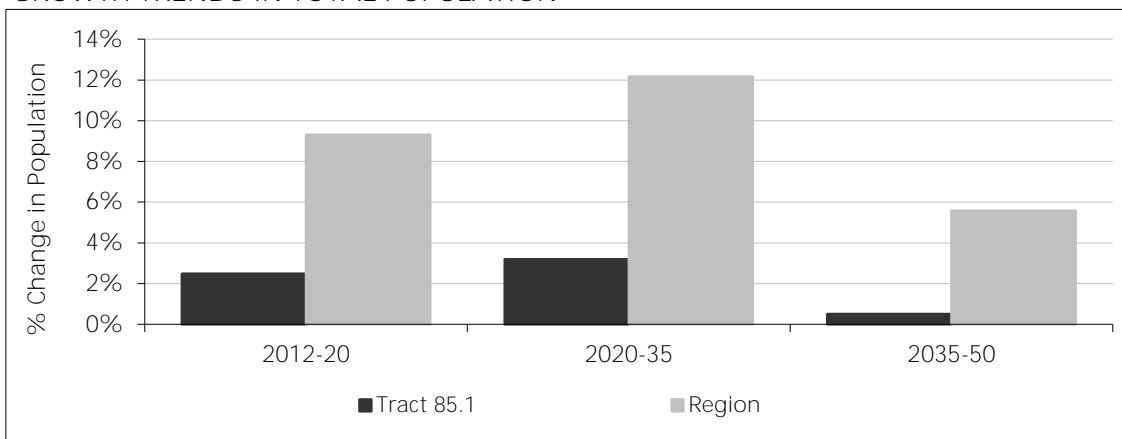
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,676	6,842	7,061	7,097	421	6%
Under 5	340	396	361	365	25	7%
5 to 9	306	340	336	334	28	9%
10 to 14	339	322	357	344	5	1%
15 to 17	197	169	179	170	-27	-14%
18 to 19	127	87	98	88	-39	-31%
20 to 24	498	442	407	377	-121	-24%
25 to 29	634	641	530	542	-92	-15%
30 to 34	635	620	553	572	-63	-10%
35 to 39	435	476	468	449	14	3%
40 to 44	439	399	450	384	-55	-13%
45 to 49	479	425	447	405	-74	-15%
50 to 54	481	412	427	405	-76	-16%
55 to 59	453	474	411	480	27	6%
60 to 61	129	154	128	150	21	16%
62 to 64	205	250	217	237	32	16%
65 to 69	257	354	355	394	137	53%
70 to 74	181	282	340	304	123	68%
75 to 79	200	249	415	368	168	84%
80 to 84	164	160	297	291	127	77%
85 and over	177	190	285	438	261	147%
Median Age	38.0	39.2	42.7	44.0	6.0	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,676	6,842	7,061	7,097	421	6%
Hispanic	1,556	1,852	2,276	2,599	1,043	67%
Non-Hispanic	5,120	4,990	4,785	4,498	-622	-12%
White	3,174	2,933	2,353	1,845	-1,329	-42%
Black	338	355	363	373	35	10%
American Indian	28	27	24	22	-6	-21%
Asian	1,235	1,307	1,611	1,769	534	43%
Hawaiian / Pacific Islander	42	47	57	71	29	69%
Other	17	16	16	16	-1	-6%
Two or More Races	286	305	361	402	116	41%

GROWTH TRENDS IN TOTAL POPULATION



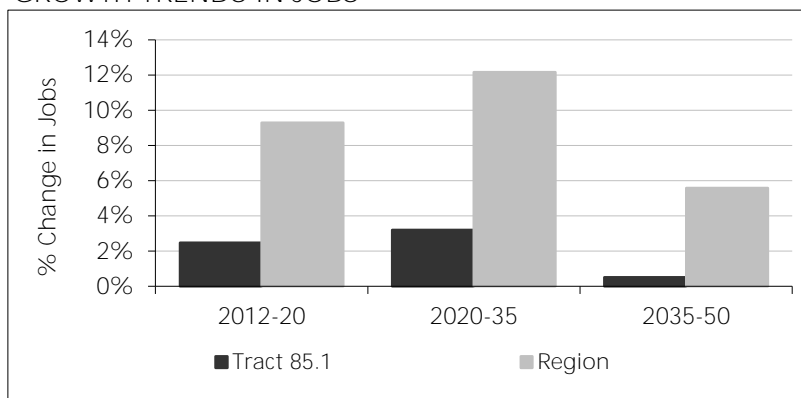
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,387	2,452	2,718	2,863	476	20%
Civilian Jobs	2,387	2,452	2,718	2,863	476	20%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	499	499	499	499	0	0%
Developed Acres	496	496	497	497	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	209	209	209	209	0	0%
Multiple Family	44	44	45	45	1	1%
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	10	10	10	10	0	0%
Office	0	0	0	0	0	0%
Schools	114	114	114	114	0	0%
Roads and Freeways	102	102	102	102	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	16	16	16	16	0	0%
Vacant Developable Acres	3	2	2	2	-1	-25%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	0	0	0	-1	-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	2	2	2	2	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	19.2	19.7	21.9	23.0	--	#VALUE!
Residential Density ⁴	11.4	11.4	11.6	11.7	0.2	2%

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