

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 93.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,282	5,535	5,571	5,531	249	5%
Household Population	5,247	5,509	5,536	5,489	242	5%
Group Quarters Population	35	26	35	42	7	20%
Civilian	35	26	35	42	7	20%
Military	0	0	0	0	0	0%
Total Housing Units	2,332	2,420	2,420	2,426	94	4%
Single Family	1,196	1,282	1,282	1,282	86	7%
Multiple Family	1,136	1,138	1,138	1,144	8	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,291	2,341	2,339	2,321	30	1%
Single Family	1,177	1,217	1,218	1,207	30	3%
Multiple Family	1,114	1,124	1,121	1,114	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.8%	3.3%	3.3%	4.3%	2.5	139%
Single Family	1.6%	5.1%	5.0%	5.9%	4.3	269%
Multiple Family	1.9%	1.2%	1.5%	2.6%	0.7	37%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.29	2.35	2.37	2.36	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	115	155	121	93	-22	-19%
\$15,000-\$29,999	140	223	184	159	19	14%
\$30,000-\$44,999	278	290	273	214	-64	-23%
\$45,000-\$59,999	280	385	320	274	-6	-2%
\$60,000-\$74,999	291	263	300	357	66	23%
\$75,000-\$99,999	378	356	374	362	-16	-4%
\$100,000-\$124,999	336	278	295	247	-89	-26%
\$125,000-\$149,999	193	154	145	239	46	24%
\$150,000-\$199,999	193	193	218	211	18	9%
\$200,000 or more	87	44	109	165	78	90%
Total Households	2,291	2,341	2,339	2,321	30	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$77,745	\$66,702	\$73,575	\$79,385	\$1,640	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.

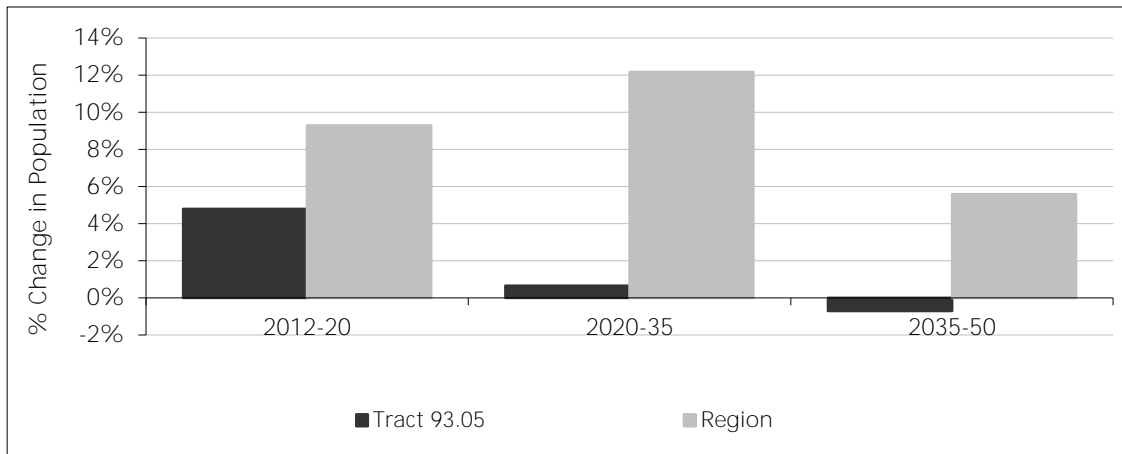
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,282	5,535	5,571	5,531	249	5%
Under 5	369	425	369	371	2	1%
5 to 9	175	201	202	205	30	17%
10 to 14	177	174	192	183	6	3%
15 to 17	99	86	101	94	-5	-5%
18 to 19	89	61	65	47	-42	-47%
20 to 24	383	343	323	272	-111	-29%
25 to 29	713	704	562	557	-156	-22%
30 to 34	705	708	596	640	-65	-9%
35 to 39	476	549	481	462	-14	-3%
40 to 44	369	354	396	331	-38	-10%
45 to 49	320	290	316	276	-44	-14%
50 to 54	294	253	262	236	-58	-20%
55 to 59	298	316	265	288	-10	-3%
60 to 61	107	133	117	130	23	21%
62 to 64	117	146	134	151	34	29%
65 to 69	170	244	251	269	99	58%
70 to 74	105	172	226	205	100	95%
75 to 79	117	154	290	269	152	130%
80 to 84	97	102	222	237	140	144%
85 and over	102	120	201	308	206	202%
Median Age	34.5	35.6	38.9	39.3	4.8	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,282	5,535	5,571	5,531	249	5%
Hispanic	915	1,142	1,440	1,687	772	84%
Non-Hispanic	4,367	4,393	4,131	3,844	-523	-12%
White	3,120	3,018	2,477	1,995	-1,125	-36%
Black	246	269	281	294	48	20%
American Indian	22	21	21	20	-2	-9%
Asian	687	760	958	1,075	388	56%
Hawaiian / Pacific Islander	36	42	53	67	31	86%
Other	14	13	13	13	-1	-7%
Two or More Races	242	270	328	380	138	57%

GROWTH TRENDS IN TOTAL POPULATION



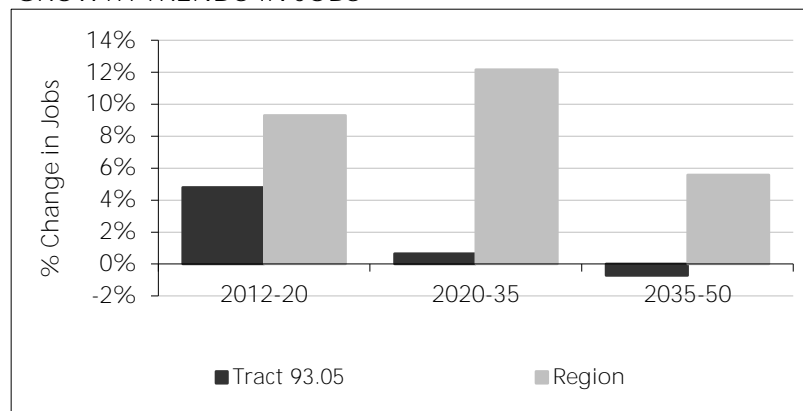
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	175	175	175	219	44	25%
Civilian Jobs	175	175	175	219	44	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	341	341	341	341	0	0%
Developed Acres	301	301	301	302	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	157	157	157	157	0	0%
Multiple Family	45	45	45	45	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	5	5	5	6	1	19%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	57	57	57	57	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	28	28	28	28	0	0%
Vacant Developable Acres	1	1	1	0	-1	-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	1	1	1	0	-1	-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	39	39	39	39	0	0%
Employment Density ³	11.5	11.5	11.5	13.6	2.0	18%
Residential Density ⁴	11.6	12.0	12.0	12.1	0.5	4%

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