

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 85.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,055	4,148	4,314	4,338	283	7%
Household Population	4,055	4,148	4,314	4,338	283	7%
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	1,561	1,573	1,607	1,633	72	5%
Single Family	1,147	1,136	1,136	1,136	-11	-1%
Multiple Family	414	437	471	497	83	20%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,517	1,516	1,569	1,575	58	4%
Single Family	1,124	1,105	1,112	1,108	-16	-1%
Multiple Family	393	411	457	467	74	19%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	3.6%	2.4%	3.6%	0.8	29%
Single Family	2.0%	2.7%	2.1%	2.5%	0.5	25%
Multiple Family	5.1%	5.9%	3.0%	6.0%	0.9	18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.67	2.74	2.75	2.75	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	149	77	68	69	-80	-54%
\$15,000-\$29,999	78	155	107	80	2	3%
\$30,000-\$44,999	241	199	217	151	-90	-37%
\$45,000-\$59,999	136	186	162	169	33	24%
\$60,000-\$74,999	154	164	203	184	30	19%
\$75,000-\$99,999	288	262	258	266	-22	-8%
\$100,000-\$124,999	170	188	197	191	21	12%
\$125,000-\$149,999	116	104	102	170	54	47%
\$150,000-\$199,999	113	108	127	141	28	25%
\$200,000 or more	72	73	128	154	82	114%
Total Households	1,517	1,516	1,569	1,575	58	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$75,043	\$72,896	\$77,665	\$87,641	\$12,598	17%

*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.

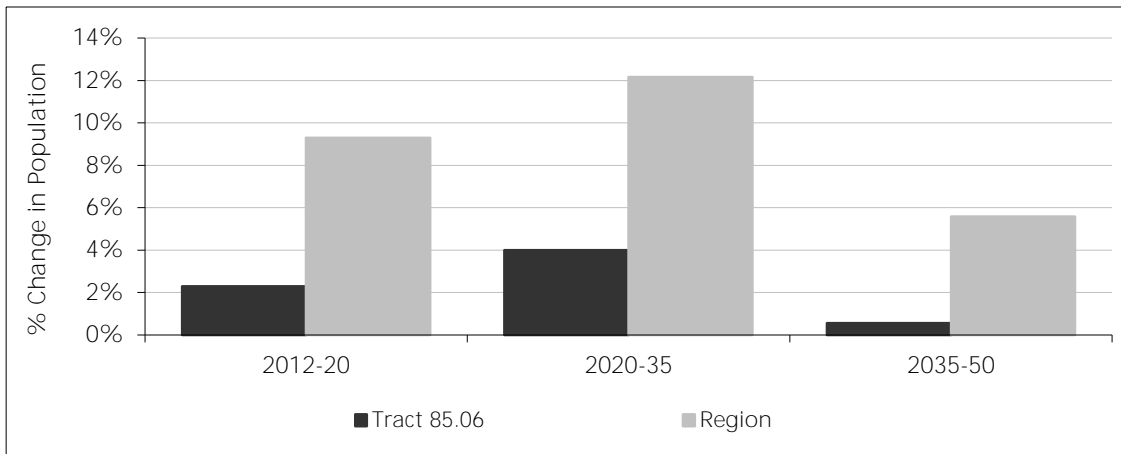
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,055	4,148	4,314	4,338	283	7%
Under 5	230	264	255	263	33	14%
5 to 9	228	246	253	259	31	14%
10 to 14	203	198	215	219	16	8%
15 to 17	140	124	135	134	-6	-4%
18 to 19	109	77	86	87	-22	-20%
20 to 24	309	283	270	261	-48	-16%
25 to 29	372	376	330	340	-32	-9%
30 to 34	309	308	286	302	-7	-2%
35 to 39	264	293	271	265	1	0%
40 to 44	250	225	250	214	-36	-14%
45 to 49	308	275	302	288	-20	-6%
50 to 54	305	257	266	246	-59	-19%
55 to 59	269	272	229	260	-9	-3%
60 to 61	86	100	87	99	13	15%
62 to 64	109	128	111	124	15	14%
65 to 69	146	198	193	212	66	45%
70 to 74	147	228	272	237	90	61%
75 to 79	106	132	214	178	72	68%
80 to 84	97	97	192	209	112	115%
85 and over	68	67	97	141	73	107%
Median Age	37.4	38.4	41.1	40.9	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,055	4,148	4,314	4,338	283	7%
Hispanic	1,028	1,226	1,542	1,781	753	73%
Non-Hispanic	3,027	2,922	2,772	2,557	-470	-16%
White	2,157	1,997	1,637	1,300	-857	-40%
Black	66	70	71	72	6	9%
American Indian	6	6	6	6	0	0%
Asian	590	626	789	874	284	48%
Hawaiian / Pacific Islander	26	30	37	45	19	73%
Other	7	7	7	7	0	0%
Two or More Races	175	186	225	253	78	45%

GROWTH TRENDS IN TOTAL POPULATION



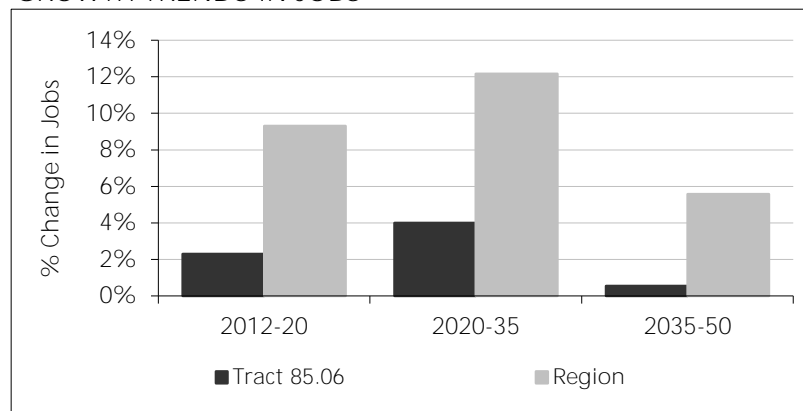
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	381	453	480	517	136	36%
Civilian Jobs	381	453	480	517	136	36%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	317	317	317	317	0	0%
Developed Acres	312	313	315	316	4	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	202	201	201	201	-1	0%
Multiple Family	13	15	16	17	3	26%
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	15	15	15	15	0	0%
Commercial/Services	14	15	15	16	2	13%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	68	68	68	68	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	4	3	2	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	2	2	1	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	1	1	0	-2	-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	0	0	0	0	0	0%
Employment Density ³	13.2	15.4	16.0	16.8	3.6	28%
Residential Density ⁴	7.3	7.3	7.4	7.5	0.2	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