

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.57

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,394	4,471	4,496	4,448	54	1%
Household Population	4,387	4,469	4,490	4,439	52	1%
Group Quarters Population	7	2	6	9	2	29%
Civilian	7	2	6	9	2	29%
Military	0	0	0	0	0	0%
Total Housing Units	1,499	1,499	1,499	1,499	0	0%
Single Family	792	792	792	792	0	0%
Multiple Family	707	707	707	707	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,464	1,463	1,466	1,458	-6	0%
Single Family	775	775	778	777	2	0%
Multiple Family	689	688	688	681	-8	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	2.4%	2.2%	2.7%	0.4	17%
Single Family	2.1%	2.1%	1.8%	1.9%	-0.2	-10%
Multiple Family	2.5%	2.7%	2.7%	3.7%	1.2	48%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.00	3.05	3.06	3.04	0.0	1%

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	111	105	60	48	-63	-57%
\$15,000-\$29,999	173	118	127	112	-61	-35%
\$30,000-\$44,999	225	125	139	131	-94	-42%
\$45,000-\$59,999	248	167	129	107	-141	-57%
\$60,000-\$74,999	188	262	217	132	-56	-30%
\$75,000-\$99,999	201	196	233	308	107	53%
\$100,000-\$124,999	146	121	152	167	21	14%
\$125,000-\$149,999	49	136	102	89	40	82%
\$150,000-\$199,999	57	132	168	176	119	209%
\$200,000 or more	66	101	139	188	122	185%
Total Households	1,464	1,463	1,466	1,458	-6	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$58,488	\$72,395	\$81,545	\$91,153	\$32,665	56%

*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.

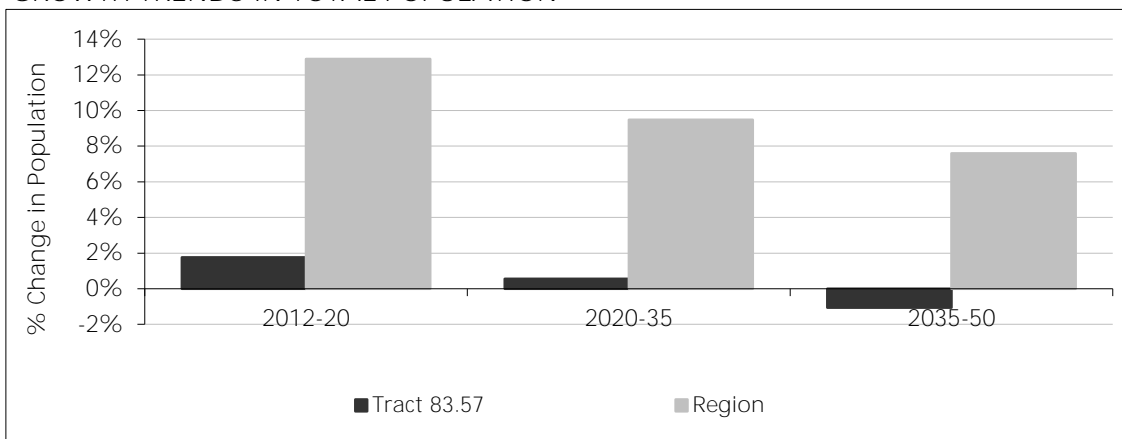
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,394	4,471	4,496	4,448	54	1%
Under 5	258	296	245	235	-23	-9%
5 to 9	214	225	215	200	-14	-7%
10 to 14	246	215	230	211	-35	-14%
15 to 17	159	130	148	135	-24	-15%
18 to 19	149	84	110	98	-51	-34%
20 to 24	266	225	204	194	-72	-27%
25 to 29	400	407	299	314	-86	-22%
30 to 34	379	379	306	312	-67	-18%
35 to 39	334	353	313	301	-33	-10%
40 to 44	314	286	312	262	-52	-17%
45 to 49	298	274	289	264	-34	-11%
50 to 54	352	322	336	300	-52	-15%
55 to 59	293	304	281	304	11	4%
60 to 61	99	114	106	109	10	10%
62 to 64	121	146	153	160	39	32%
65 to 69	186	280	294	331	145	78%
70 to 74	133	205	258	256	123	92%
75 to 79	87	104	186	193	106	122%
80 to 84	52	58	116	133	81	156%
85 and over	54	64	95	136	82	152%
Median Age	36.9	38.9	42.9	44.3	7.4	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,394	4,471	4,496	4,448	54	1%
Hispanic	536	599	600	619	83	15%
Non-Hispanic	3,858	3,872	3,896	3,829	-29	-1%
White	925	833	581	379	-546	-59%
Black	144	144	116	100	-44	-31%
American Indian	7	16	27	27	20	286%
Asian	2,536	2,591	2,801	2,884	348	14%
Hawaiian / Pacific Islander	22	40	73	100	78	355%
Other	1	2	1	1	0	0%
Two or More Races	223	246	297	338	115	52%

GROWTH TRENDS IN TOTAL POPULATION



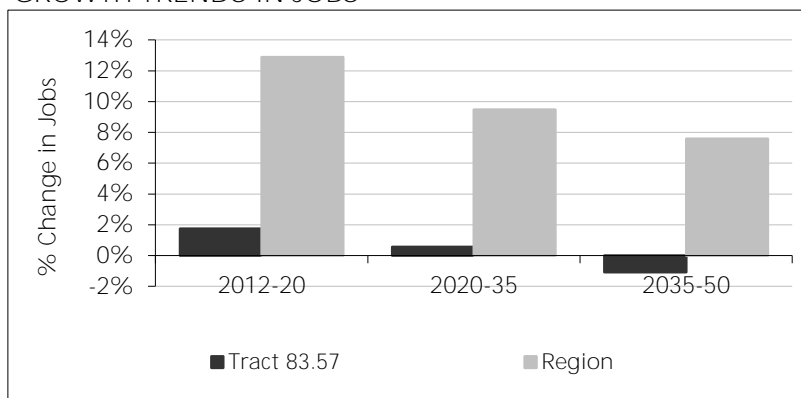
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,007	1,140	1,185	1,214	207	21%
Civilian Jobs	1,007	1,140	1,185	1,214	207	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	225	225	225	225	0	0%
Developed Acres	222	224	224	225	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	98	98	98	98	0	0%
Multiple Family	27	27	27	27	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	12	12	12	12	0	0%
Office	6	8	9	9	3	51%
Schools	1	1	1	1	0	0%
Roads and Freeways	47	47	47	47	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	0	0%
Vacant Developable Acres	3	1	1	0	-3	-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	0	0	0	0	0	0%
Office	3	1	1	0	-3	-100%
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	52.1	54.1	54.2	54.2	2.1	4%
Residential Density ⁴	12.0	12.0	12.0	12.0	0.0	0%

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