

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.29

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,361	6,442	6,523	6,482	121	2%
Household Population	6,361	6,442	6,523	6,482	121	2%
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	3,377	3,377	3,377	3,377	0	0%
Single Family	125	125	125	125	0	0%
Multiple Family	3,252	3,252	3,252	3,252	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,106	3,089	3,118	3,104	-2	0%
Single Family	125	123	125	121	-4	-3%
Multiple Family	2,981	2,966	2,993	2,983	2	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.0%	8.5%	7.7%	8.1%	0.1	1%
Single Family	0.0%	1.6%	0.0%	3.2%	3.2	0%
Multiple Family	8.3%	8.8%	8.0%	8.3%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.05	2.09	2.09	2.09	0.0	2%

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	145	105	91	74	-71	-49%
\$15,000-\$29,999	118	124	102	83	-35	-30%
\$30,000-\$44,999	372	188	163	138	-234	-63%
\$45,000-\$59,999	290	193	181	158	-132	-46%
\$60,000-\$74,999	282	228	187	171	-111	-39%
\$75,000-\$99,999	708	284	320	307	-401	-57%
\$100,000-\$124,999	296	340	280	221	-75	-25%
\$125,000-\$149,999	208	283	306	299	91	44%
\$150,000-\$199,999	313	484	497	515	202	65%
\$200,000 or more	374	860	991	1,138	764	204%
Total Households	3,106	3,089	3,118	3,104	-2	0%

*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.

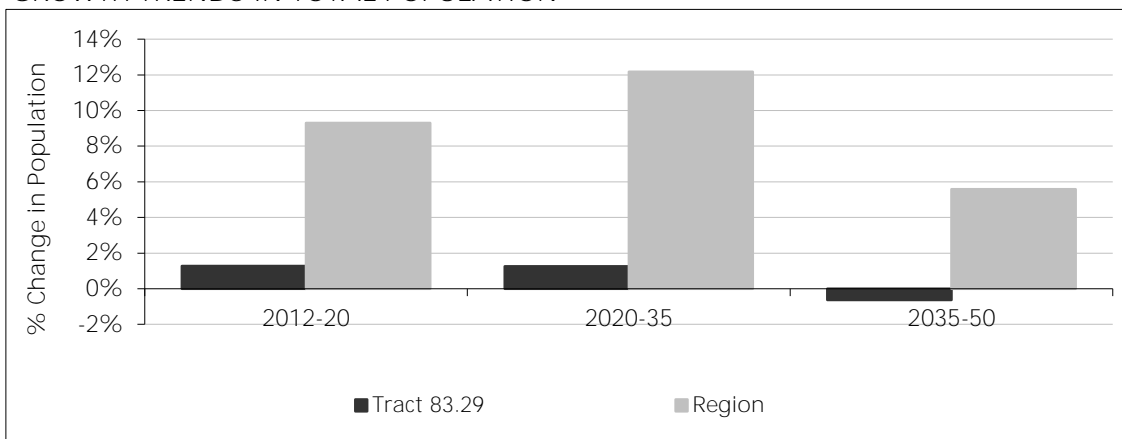
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,361	6,442	6,523	6,482	121	2%
Under 5	528	618	587	641	113	21%
5 to 9	308	347	372	414	106	34%
10 to 14	387	352	433	441	54	14%
15 to 17	230	196	254	251	21	9%
18 to 19	150	90	108	93	-57	-38%
20 to 24	220	195	202	185	-35	-16%
25 to 29	463	459	388	394	-69	-15%
30 to 34	876	892	731	854	-22	-3%
35 to 39	759	869	777	803	44	6%
40 to 44	653	594	677	554	-99	-15%
45 to 49	463	391	453	381	-82	-18%
50 to 54	415	336	387	323	-92	-22%
55 to 59	291	281	242	237	-54	-19%
60 to 61	105	120	86	78	-27	-26%
62 to 64	139	172	145	157	18	13%
65 to 69	171	243	226	233	62	36%
70 to 74	87	143	187	172	85	98%
75 to 79	47	65	108	70	23	49%
80 to 84	37	41	92	97	60	162%
85 and over	32	38	68	104	72	225%
Median Age	35.1	35.4	36.2	34.8	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,361	6,442	6,523	6,482	121	2%
Hispanic	556	654	775	922	366	66%
Non-Hispanic	5,805	5,788	5,748	5,560	-245	-4%
White	3,930	3,726	3,061	2,338	-1,592	-41%
Black	84	87	81	77	-7	-8%
American Indian	16	39	77	84	68	425%
Asian	1,532	1,645	2,100	2,494	962	63%
Hawaiian / Pacific Islander	10	19	39	56	46	460%
Other	8	10	16	18	10	125%
Two or More Races	225	262	374	493	268	119%

GROWTH TRENDS IN TOTAL POPULATION



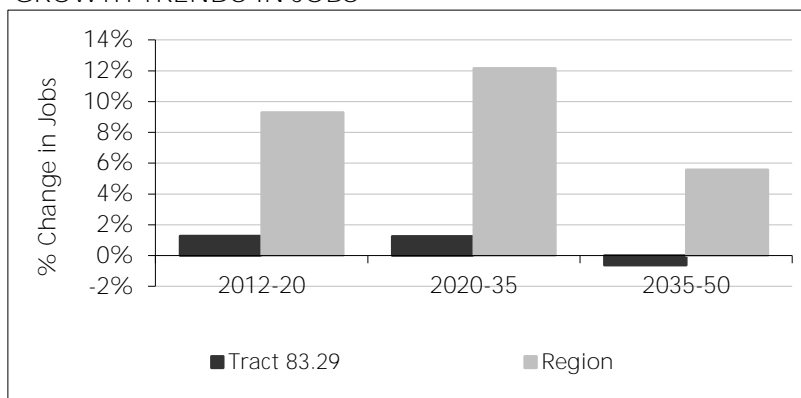
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	12,243	13,501	14,082	14,433	2,190	18%
Civilian Jobs	12,243	13,501	14,082	14,433	2,190	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	633	633	633	633	0	0%
Developed Acres	602	618	627	633	31	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	7	7	0	0%
Multiple Family	155	155	155	155	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	7	7	7	7	0	0%
Commercial/Services	80	82	86	87	8	10%
Office	142	156	161	164	23	16%
Schools	31	31	31	31	0	0%
Roads and Freeways	143	143	143	143	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	38	38	38	38	0	0%
Vacant Developable Acres	31	15	5	0	-31	-99%
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	8	6	2	0	-8	-99%
Office	23	9	3	0	-23	-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	47.3	49.1	49.5	49.8	2.6	5%
Residential Density ⁴	20.9	20.9	20.9	20.9	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