

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.33

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,593	17,062	17,204	17,130	2,537	17%
Household Population	14,593	17,062	17,204	17,130	2,537	17%
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	5,021	5,744	5,754	5,770	749	15%
Single Family	3,301	3,426	3,436	3,452	151	5%
Multiple Family	1,720	2,318	2,318	2,318	598	35%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,899	5,612	5,647	5,639	740	15%
Single Family	3,191	3,306	3,335	3,334	143	4%
Multiple Family	1,708	2,306	2,312	2,305	597	35%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.4%	2.3%	1.9%	2.3%	-0.1	-4%
Single Family	3.3%	3.5%	2.9%	3.4%	0.1	3%
Multiple Family	0.7%	0.5%	0.3%	0.6%	-0.1	-14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.98	3.04	3.05	3.04	0.1	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	168	113	104	101	-67	-40%
\$15,000-\$29,999	110	178	140	112	2	2%
\$30,000-\$44,999	226	203	161	134	-92	-41%
\$45,000-\$59,999	0	226	241	193	193	0%
\$60,000-\$74,999	554	286	234	176	-378	-68%
\$75,000-\$99,999	427	593	410	404	-23	-5%
\$100,000-\$124,999	382	540	605	534	152	40%
\$125,000-\$149,999	672	601	507	456	-216	-32%
\$150,000-\$199,999	838	966	999	980	142	17%
\$200,000 or more	1,522	1,906	2,246	2,549	1,027	67%
Total Households	4,899	5,612	5,647	5,639	740	15%

*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.

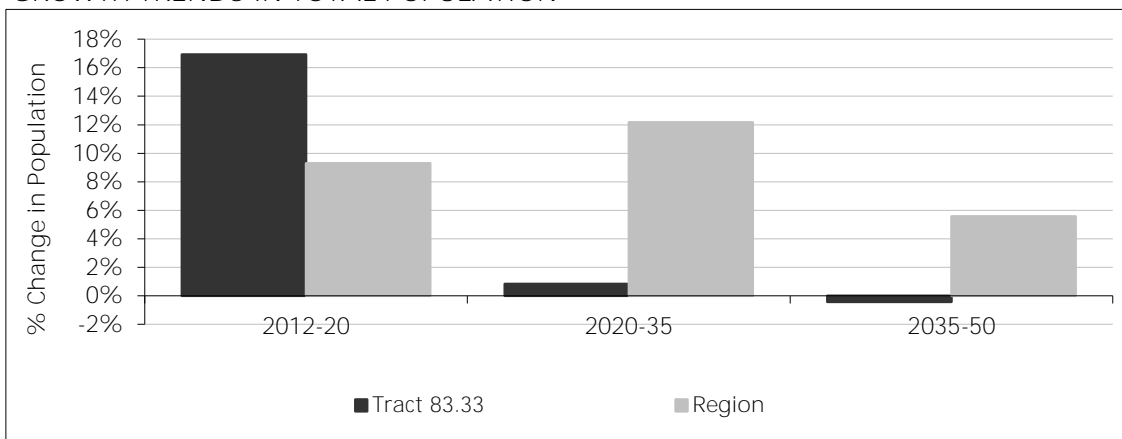
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,593	17,062	17,204	17,130	2,537	17%
Under 5	906	1,266	1,132	1,245	339	37%
5 to 9	1,554	2,013	1,910	2,043	489	31%
10 to 14	1,691	1,781	1,996	1,953	262	15%
15 to 17	772	742	910	831	59	8%
18 to 19	401	277	334	297	-104	-26%
20 to 24	396	412	414	379	-17	-4%
25 to 29	484	591	481	506	22	5%
30 to 34	747	920	730	835	88	12%
35 to 39	1,188	1,622	1,352	1,495	307	26%
40 to 44	1,780	1,950	2,115	1,858	78	4%
45 to 49	1,715	1,755	1,926	1,657	-58	-3%
50 to 54	1,159	1,177	1,301	1,167	8	1%
55 to 59	728	861	723	775	47	6%
60 to 61	192	269	198	209	17	9%
62 to 64	242	345	294	323	81	33%
65 to 69	279	486	468	540	261	94%
70 to 74	149	291	382	425	276	185%
75 to 79	99	157	275	277	178	180%
80 to 84	62	78	152	147	85	137%
85 and over	49	69	111	168	119	243%
Median Age	36.5	36.6	37.6	36.6	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,593	17,062	17,204	17,130	2,537	17%
Hispanic	1,085	1,463	1,677	1,953	868	80%
Non-Hispanic	13,508	15,599	15,527	15,177	1,669	12%
White	8,211	8,942	7,123	5,291	-2,920	-36%
Black	130	156	142	138	8	6%
American Indian	23	62	116	125	102	443%
Asian	4,524	5,583	6,932	8,062	3,538	78%
Hawaiian / Pacific Islander	17	37	75	112	95	559%
Other	50	81	117	134	84	168%
Two or More Races	553	738	1,022	1,315	762	138%

GROWTH TRENDS IN TOTAL POPULATION



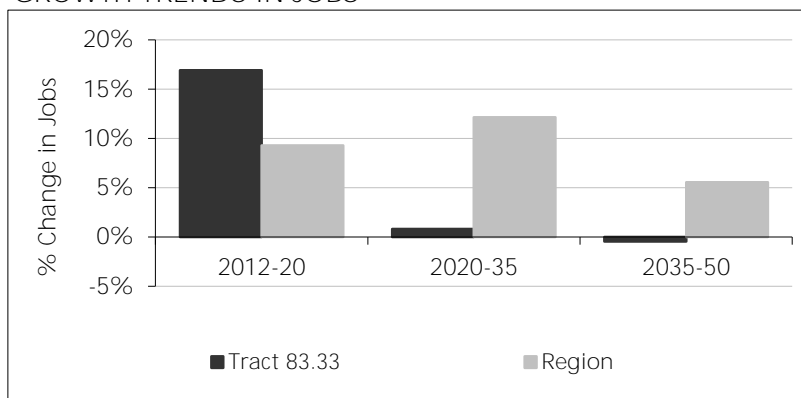
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,524	5,079	5,279	5,296	772	17%
Civilian Jobs	4,524	5,079	5,279	5,296	772	17%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,972	3,972	3,972	3,972	0	0%
Developed Acres	3,081	3,195	3,209	3,225	145	5%
Low Density Single Family	67	68	77	93	27	40%
Single Family	538	601	601	601	63	12%
Multiple Family	96	122	122	122	26	27%
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	59	65	69	69	10	17%
Commercial/Services	247	248	245	244	-4	-1%
Office	42	42	42	42	0	0%
Schools	46	54	57	58	12	26%
Roads and Freeways	392	392	392	392	0	0%
Agricultural and Extractive ²	2	0	0	0	-2	-100%
Parks and Military Use	1,591	1,603	1,603	1,603	12	1%
Vacant Developable Acres	145	31	17	1	-145	-100%
Low Density Single Family	27	26	17	0	-27	-99%
Single Family	64	0	0	0	-63	-100%
Multiple Family	24	0	0	0	-24	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	10	4	0	0	-10	-100%
Commercial/Services	9	0	0	0	-9	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	12	0	0	0	-12	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	746	746	746	746	0	0%
Employment Density ³	11.5	12.4	12.8	12.8	1.4	12%
Residential Density ⁴	7.2	7.3	7.2	7.1	-0.1	-1%

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