

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 27.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,457	5,504	5,523	7,383	1,926	35%
Household Population	5,416	5,475	5,492	7,350	1,934	36%
Group Quarters Population	41	29	31	33	-8	-20%
Civilian	41	29	31	33	-8	-20%
Military	0	0	0	0	0	0%
Total Housing Units	1,587	1,587	1,587	2,079	492	31%
Single Family	442	442	442	154	-288	-65%
Multiple Family	1,145	1,145	1,145	1,925	780	68%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,518	1,508	1,511	2,034	516	34%
Single Family	415	408	412	148	-267	-64%
Multiple Family	1,103	1,100	1,099	1,886	783	71%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.3%	5.0%	4.8%	2.2%	-2.1	-49%
Single Family	6.1%	7.7%	6.8%	3.9%	-2.2	-36%
Multiple Family	3.7%	3.9%	4.0%	2.0%	-1.7	-46%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.57	3.63	3.63	3.61	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	400	333	280	279	-121	-30%
\$15,000-\$29,999	345	370	340	413	68	20%
\$30,000-\$44,999	210	329	335	397	187	89%
\$45,000-\$59,999	250	139	156	350	100	40%
\$60,000-\$74,999	117	105	155	182	65	56%
\$75,000-\$99,999	107	131	115	194	87	81%
\$100,000-\$124,999	49	84	95	93	44	90%
\$125,000-\$149,999	13	8	23	104	91	700%
\$150,000-\$199,999	18	9	11	11	-7	-39%
\$200,000 or more	9	0	1	11	2	22%
Total Households	1,518	1,508	1,511	2,034	516	34%
Median Household Income						
Adjusted for inflation (\$2010)	\$31,000	\$32,325	\$36,067	\$42,280	\$11,280	36%

*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.

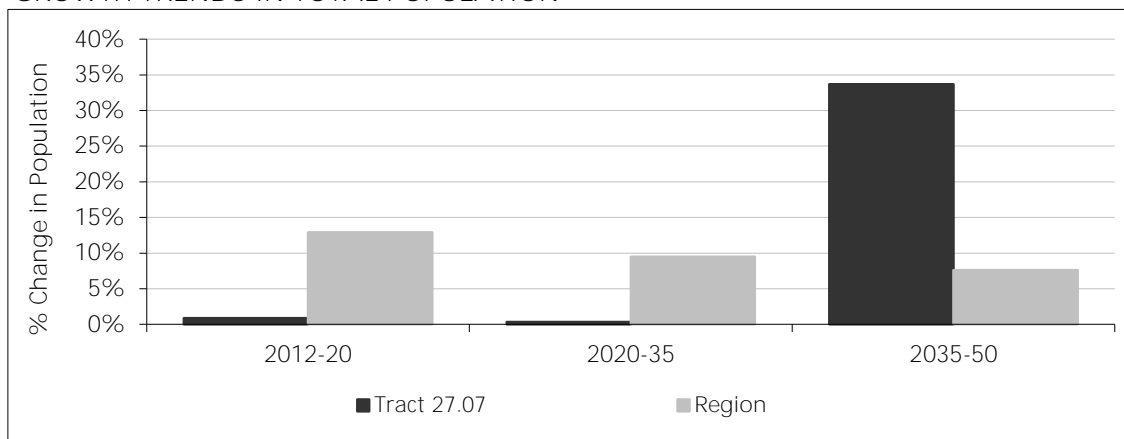
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,457	5,504	5,523	7,383	1,926	35%
Under 5	480	566	498	623	143	30%
5 to 9	537	548	559	717	180	34%
10 to 14	546	502	535	730	184	34%
15 to 17	354	306	316	448	94	27%
18 to 19	235	180	178	250	15	6%
20 to 24	413	403	318	448	35	8%
25 to 29	430	471	374	495	65	15%
30 to 34	409	411	415	527	118	29%
35 to 39	453	459	499	578	125	28%
40 to 44	433	389	488	574	141	33%
45 to 49	337	310	304	442	105	31%
50 to 54	269	275	271	414	145	54%
55 to 59	180	201	173	294	114	63%
60 to 61	57	73	63	87	30	53%
62 to 64	61	75	73	103	42	69%
65 to 69	75	107	113	153	78	104%
70 to 74	66	92	120	153	87	132%
75 to 79	63	73	133	186	123	195%
80 to 84	27	30	56	89	62	230%
85 and over	32	33	37	72	40	125%
Median Age	26.9	27.6	29.8	29.8	2.9	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,457	5,504	5,523	7,383	1,926	35%
Hispanic	3,248	3,537	3,926	5,603	2,355	73%
Non-Hispanic	2,209	1,967	1,597	1,780	-429	-19%
White	237	156	29	0	-237	-100%
Black	742	648	421	363	-379	-51%
American Indian	11	9	8	10	-1	-9%
Asian	1,115	1,059	1,055	1,293	178	16%
Hawaiian / Pacific Islander	10	11	12	21	11	110%
Other	29	24	18	23	-6	-21%
Two or More Races	65	60	54	70	5	8%

GROWTH TRENDS IN TOTAL POPULATION



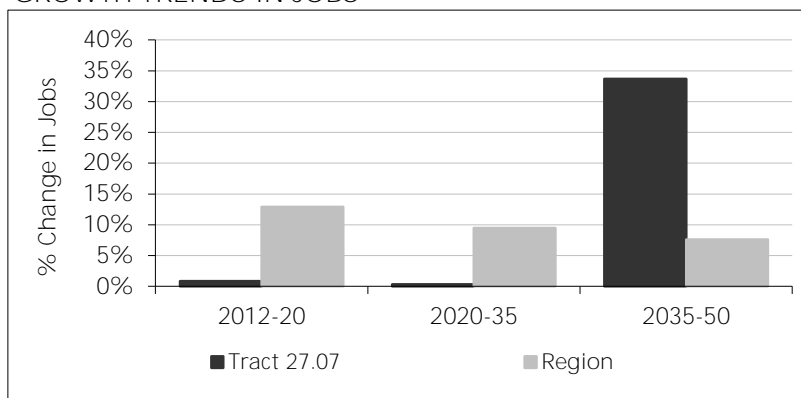
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	335	335	335	372	37	11%
Civilian Jobs	335	335	335	372	37	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	94	94	94	94	0	0%
Developed Acres	93	93	93	94	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	26	26	26	8	-18	-69%
Multiple Family	22	22	22	40	18	79%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	9	9	--
Industrial	0	0	0	0	0	0%
Commercial/Services	8	8	8	1	-7	-85%
Office	0	0	0	0	0	0%
Schools	8	8	8	8	0	0%
Roads and Freeways	29	29	29	29	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	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	1	1	1	0	-1	-100%
Mixed Use	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
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	21.3	21.3	21.3	28.2	6.9	32%
Residential Density ⁴	32.9	32.9	32.9	39.8	7.0	21%

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