

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 76.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,414	5,729	6,491	6,180	766	14%
Household Population	5,300	5,635	6,340	5,996	696	13%
Group Quarters Population	114	94	151	184	70	61%
Civilian	114	94	151	184	70	61%
Military	0	0	0	0	0	0%
Total Housing Units	4,043	4,283	4,492	4,488	445	11%
Single Family	1,852	1,790	1,634	1,466	-386	-21%
Multiple Family	1,959	2,295	2,699	2,986	1,027	52%
Mobile Homes	232	198	159	36	-196	-84%
Occupied Housing Units	2,807	2,887	3,248	3,080	273	10%
Single Family	1,302	1,217	1,223	1,043	-259	-20%
Multiple Family	1,309	1,503	1,889	2,007	698	53%
Mobile Homes	196	167	136	30	-166	-85%
Vacancy Rate	30.6%	32.6%	27.7%	31.4%	0.8	3%
Single Family	29.7%	32.0%	25.2%	28.9%	-0.8	-3%
Multiple Family	33.2%	34.5%	30.0%	32.8%	-0.4	-1%
Mobile Homes	15.5%	15.7%	14.5%	16.7%	1.2	8%
Persons per Household	1.89	1.95	1.95	1.95	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	434	433	442	383	-51	-12%
\$15,000-\$29,999	343	366	390	351	8	2%
\$30,000-\$44,999	410	462	478	400	-10	-2%
\$45,000-\$59,999	394	280	309	288	-106	-27%
\$60,000-\$74,999	161	221	253	242	81	50%
\$75,000-\$99,999	294	300	345	333	39	13%
\$100,000-\$124,999	202	226	263	257	55	27%
\$125,000-\$149,999	121	148	182	185	64	53%
\$150,000-\$199,999	214	191	239	249	35	16%
\$200,000 or more	234	260	347	392	158	68%
Total Households	2,807	2,887	3,248	3,080	273	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$53,242	\$54,777	\$60,296	\$67,314	\$14,072	26%

*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.

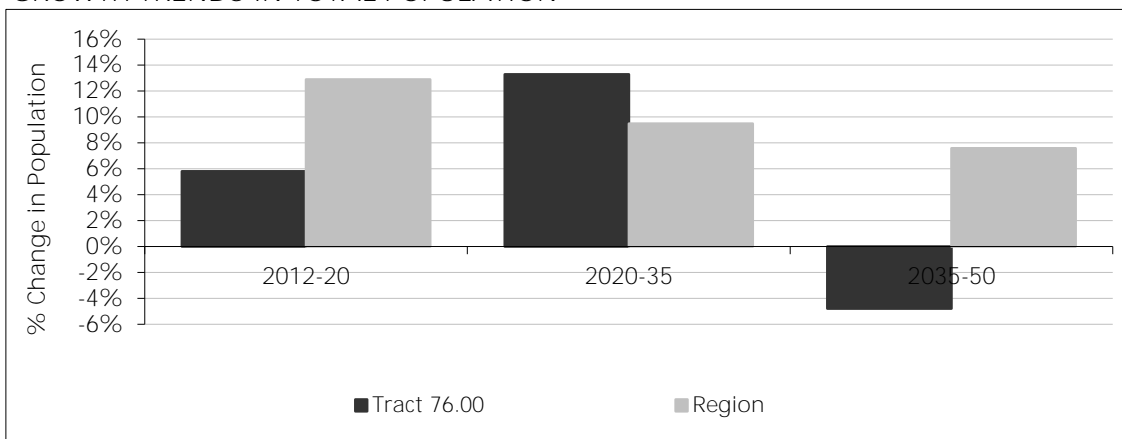
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,414	5,729	6,491	6,180	766	14%
Under 5	101	104	113	109	8	8%
5 to 9	80	87	105	100	20	25%
10 to 14	78	82	93	86	8	10%
15 to 17	56	57	62	61	5	9%
18 to 19	109	115	132	130	21	19%
20 to 24	1,329	1,427	1,641	1,554	225	17%
25 to 29	823	861	971	916	93	11%
30 to 34	505	529	587	563	58	11%
35 to 39	327	346	371	367	40	12%
40 to 44	264	269	294	284	20	8%
45 to 49	260	271	303	290	30	12%
50 to 54	264	284	326	316	52	20%
55 to 59	285	307	362	327	42	15%
60 to 61	129	136	156	149	20	16%
62 to 64	211	225	252	244	33	16%
65 to 69	241	258	305	284	43	18%
70 to 74	122	127	139	135	13	11%
75 to 79	87	93	109	108	21	24%
80 to 84	72	72	74	69	-3	-4%
85 and over	71	79	96	88	17	24%
Median Age	31.3	31.2	31.1	31.2	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,414	5,729	6,491	6,180	766	14%
Hispanic	457	478	529	513	56	12%
Non-Hispanic	4,957	5,251	5,962	5,667	710	14%
White	4,611	4,880	5,536	5,267	656	14%
Black	47	47	49	49	2	4%
American Indian	17	17	17	17	0	0%
Asian	132	142	161	155	23	17%
Hawaiian / Pacific Islander	14	14	16	13	-1	-7%
Other	11	11	11	11	0	0%
Two or More Races	125	140	172	155	30	24%

GROWTH TRENDS IN TOTAL POPULATION



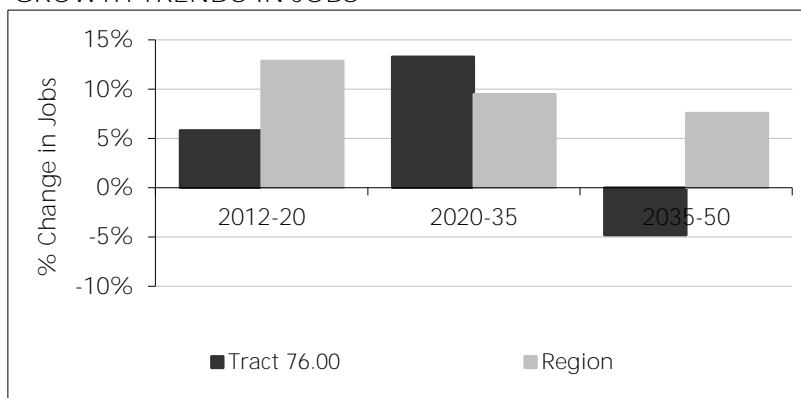
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,831	8,675	9,514	11,817	3,986	51%
Civilian Jobs	7,831	8,675	9,514	11,817	3,986	51%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,438	4,438	4,438	4,438	0	0%
Developed Acres	2,068	2,114	2,135	2,163	95	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	65	60	52	44	-20	-32%
Multiple Family	37	40	51	59	22	61%
Mobile Homes	81	69	56	13	-68	-84%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	4	4	4	4	--
Industrial	2	2	2	2	0	-6%
Commercial/Services	487	515	543	613	126	26%
Office	1	1	1	1	0	0%
Schools	2	2	0	0	-2	-88%
Roads and Freeways	297	297	297	297	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,096	1,122	1,128	1,129	33	3%
Vacant Developable Acres	121	75	54	26	-95	-79%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	65	50	37	10	-55	-85%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	55	24	17	16	-39	-71%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2,249	2,249	2,249	2,249	0	0%
Employment Density ³	15.9	16.6	17.3	19.1	3.2	20%
Residential Density ⁴	22.2	24.9	28.0	38.0	15.8	71%

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