

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 95.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,395	3,472	4,093	4,211	816	24%
Household Population	3,384	3,463	4,076	4,188	804	24%
Group Quarters Population	11	9	17	23	12	109%
Civilian	11	9	17	23	12	109%
Military	0	0	0	0	0	0%
Total Housing Units	1,483	1,483	1,725	1,777	294	20%
Single Family	1,028	1,028	1,028	1,028	0	0%
Multiple Family	455	455	697	749	294	65%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,443	1,444	1,687	1,735	292	20%
Single Family	995	994	997	994	-1	0%
Multiple Family	448	450	690	741	293	65%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.6%	2.2%	2.4%	-0.3	-11%
Single Family	3.2%	3.3%	3.0%	3.3%	0.1	3%
Multiple Family	1.5%	1.1%	1.0%	1.1%	-0.4	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.40	2.42	2.41	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	20	47	56	55	35	175%
\$15,000-\$29,999	51	98	89	69	18	35%
\$30,000-\$44,999	71	126	128	117	46	65%
\$45,000-\$59,999	186	149	157	141	-45	-24%
\$60,000-\$74,999	177	105	137	140	-37	-21%
\$75,000-\$99,999	243	227	226	201	-42	-17%
\$100,000-\$124,999	246	202	209	210	-36	-15%
\$125,000-\$149,999	137	120	189	207	70	51%
\$150,000-\$199,999	196	187	209	239	43	22%
\$200,000 or more	116	183	287	356	240	207%
Total Households	1,443	1,444	1,687	1,735	292	20%
Median Household Income						
Adjusted for inflation (\$2010)	\$97,274	\$96,696	\$106,041	\$117,202	\$19,928	20%

*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.

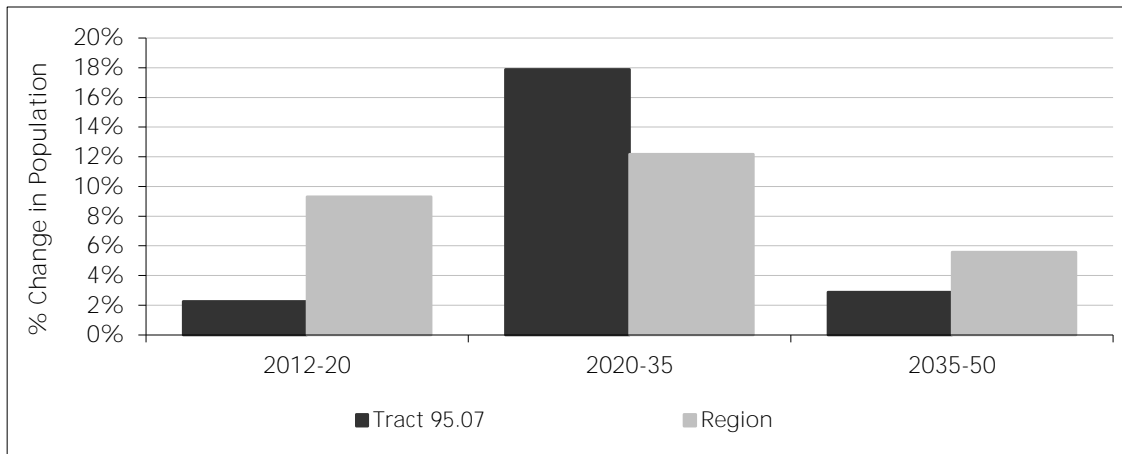
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,395	3,472	4,093	4,211	816	24%
Under 5	217	243	254	295	78	36%
5 to 9	153	160	181	205	52	34%
10 to 14	169	163	198	198	29	17%
15 to 17	104	90	123	124	20	19%
18 to 19	65	45	55	47	-18	-28%
20 to 24	211	198	226	224	13	6%
25 to 29	352	325	328	355	3	1%
30 to 34	253	247	240	280	27	11%
35 to 39	195	223	231	254	59	30%
40 to 44	219	203	267	235	16	7%
45 to 49	202	178	242	221	19	9%
50 to 54	258	209	283	251	-7	-3%
55 to 59	270	265	257	281	11	4%
60 to 61	77	90	79	86	9	12%
62 to 64	170	192	180	200	30	18%
65 to 69	212	286	305	335	123	58%
70 to 74	103	169	245	215	112	109%
75 to 79	61	82	176	155	94	154%
80 to 84	54	52	123	105	51	94%
85 and over	50	52	100	145	95	190%
Median Age	39.4	41.0	43.9	42.6	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,395	3,472	4,093	4,211	816	24%
Hispanic	465	549	736	875	410	88%
Non-Hispanic	2,930	2,923	3,357	3,336	406	14%
White	2,228	2,176	2,287	2,110	-118	-5%
Black	128	137	177	196	68	53%
American Indian	12	11	11	11	-1	-8%
Asian	363	384	581	668	305	84%
Hawaiian / Pacific Islander	13	16	25	34	21	162%
Other	13	13	15	15	2	15%
Two or More Races	173	186	261	302	129	75%

GROWTH TRENDS IN TOTAL POPULATION



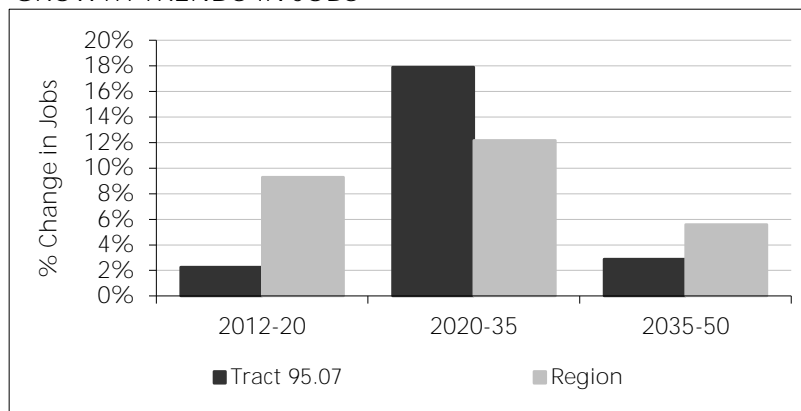
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	263	540	1,313	2,092	1,829	695%
Civilian Jobs	263	540	1,313	2,092	1,829	695%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	923	923	923	923	0	0%
Developed Acres	668	686	761	814	145	22%
Low Density Single Family	0	0	0	0	0	0%
Single Family	132	132	132	132	0	0%
Multiple Family	22	22	34	37	15	69%
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	3	21	84	133	130	4411%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	59	59	59	59	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	453	453	453	453	0	0%
Vacant Developable Acres	198	180	105	52	-145	-73%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	24	24	12	9	-15	-61%
Mixed Use	0	0	0	0	0	0%
Industrial	160	142	79	30	-130	-81%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	13	13	13	13	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	57	57	57	57	0	0%
Employment Density ³	89.0	26.1	15.7	15.7	-73.3	-82%
Residential Density ⁴	9.7	9.7	10.4	10.6	0.9	9%

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 residential acre (single family, multiple