

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 79.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,818	2,798	3,672	5,726	2,908	103%
Household Population	2,780	2,770	3,622	5,664	2,884	104%
Group Quarters Population	38	28	50	62	24	63%
Civilian	38	28	50	62	24	63%
Military	0	0	0	0	0	0%
Total Housing Units	1,694	1,694	2,117	3,176	1,482	87%
Single Family	558	558	327	286	-272	-49%
Multiple Family	1,136	1,136	1,790	2,890	1,754	154%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,582	1,537	1,952	2,982	1,400	88%
Single Family	537	531	315	282	-255	-47%
Multiple Family	1,045	1,006	1,637	2,700	1,655	158%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.6%	9.3%	7.8%	6.1%	-0.5	-8%
Single Family	3.8%	4.8%	3.7%	1.4%	-2.4	-63%
Multiple Family	8.0%	11.4%	8.5%	6.6%	-1.4	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.76	1.80	1.86	1.90	0.1	8%

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	174	120	140	184	10	6%
\$15,000-\$29,999	199	167	248	299	100	50%
\$30,000-\$44,999	255	178	171	310	55	22%
\$45,000-\$59,999	214	208	236	197	-17	-8%
\$60,000-\$74,999	55	106	159	351	296	538%
\$75,000-\$99,999	169	252	277	364	195	115%
\$100,000-\$124,999	118	103	154	346	228	193%
\$125,000-\$149,999	88	132	179	160	72	82%
\$150,000-\$199,999	114	106	183	313	199	175%
\$200,000 or more	196	165	205	458	262	134%
Total Households	1,582	1,537	1,952	2,982	1,400	88%
Median Household Income						
Adjusted for inflation (\$2010)	\$56,425	\$73,514	\$76,986	\$85,302	\$28,877	51%

*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.

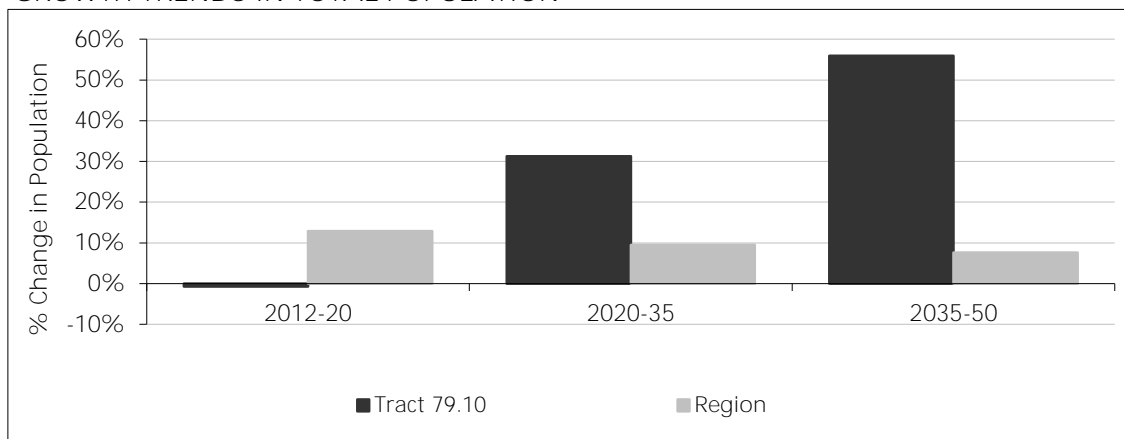
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,818	2,798	3,672	5,726	2,908	103%
Under 5	58	58	81	129	71	122%
5 to 9	24	24	24	42	18	75%
10 to 14	33	33	51	74	41	124%
15 to 17	18	18	18	18	0	0%
18 to 19	19	18	18	18	-1	-5%
20 to 24	585	583	795	1,258	673	115%
25 to 29	820	813	1,042	1,604	784	96%
30 to 34	404	402	532	797	393	97%
35 to 39	191	189	222	375	184	96%
40 to 44	111	111	161	240	129	116%
45 to 49	123	121	155	226	103	84%
50 to 54	120	119	155	266	146	122%
55 to 59	64	64	97	154	90	141%
60 to 61	34	34	34	83	49	144%
62 to 64	48	48	64	107	59	123%
65 to 69	64	64	84	133	69	108%
70 to 74	28	28	38	55	27	96%
75 to 79	25	25	25	25	0	0%
80 to 84	22	21	46	70	48	218%
85 and over	27	25	30	52	25	93%
Median Age	29.1	29.1	29.1	29.1	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,818	2,798	3,672	5,726	2,908	103%
Hispanic	279	278	347	537	258	92%
Non-Hispanic	2,539	2,520	3,325	5,189	2,650	104%
White	2,285	2,269	3,000	4,701	2,416	106%
Black	41	41	52	70	29	71%
American Indian	4	4	4	4	0	0%
Asian	112	112	145	222	110	98%
Hawaiian / Pacific Islander	2	2	2	2	0	0%
Other	21	20	27	43	22	105%
Two or More Races	74	72	95	147	73	99%

GROWTH TRENDS IN TOTAL POPULATION



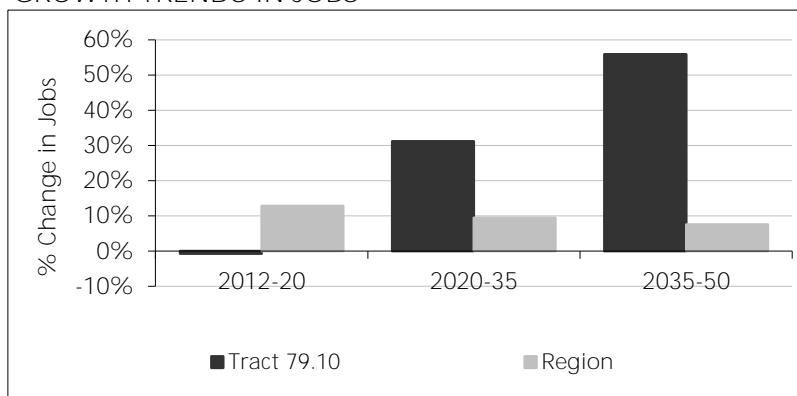
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,170	3,170	3,334	3,593	423	13%
Civilian Jobs	3,170	3,170	3,334	3,593	423	13%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	165	165	165	165	0	0%
Developed Acres	159	159	161	164	5	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	37	37	24	22	-15	-40%
Multiple Family	23	23	35	35	11	48%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	11	34	34	--
Industrial	1	1	0	0	0	-59%
Commercial/Services	31	31	24	5	-25	-83%
Office	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	60	60	60	60	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	0	0%
Vacant Developable Acres	5	5	3	0	-4	-97%
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	-100%
Mixed Use	4	4	3	0	-4	-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	1	1	1	1	0	0%
Employment Density ³	101.5	100.6	113.2	159.4	57.9	57%
Residential Density ⁴	28.0	27.8	32.9	42.7	14.8	53%

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