

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 93.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,728	5,717	5,728	5,655	-73	-1%
Household Population	5,727	5,717	5,728	5,655	-72	-1%
Group Quarters Population	1	0	0	0	-1	-100%
Civilian	1	0	0	0	-1	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,526	2,528	2,528	2,530	4	0%
Single Family	1,252	1,252	1,252	1,252	0	0%
Multiple Family	1,274	1,276	1,276	1,278	4	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,384	2,316	2,300	2,275	-109	-5%
Single Family	1,184	1,162	1,182	1,167	-17	-1%
Multiple Family	1,200	1,154	1,118	1,108	-92	-8%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.6%	8.4%	9.0%	10.1%	4.5	80%
Single Family	5.4%	7.2%	5.6%	6.8%	1.4	26%
Multiple Family	5.8%	9.6%	12.4%	13.3%	7.5	129%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.40	2.47	2.49	2.49	0.1	4%

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	112	146	114	62	-50	-45%
\$15,000-\$29,999	173	241	216	211	38	22%
\$30,000-\$44,999	240	238	217	192	-48	-20%
\$45,000-\$59,999	231	345	314	245	14	6%
\$60,000-\$74,999	268	265	244	267	-1	0%
\$75,000-\$99,999	363	346	373	384	21	6%
\$100,000-\$124,999	285	236	264	241	-44	-15%
\$125,000-\$149,999	180	205	164	196	16	9%
\$150,000-\$199,999	270	201	276	296	26	10%
\$200,000 or more	262	93	118	181	-81	-31%
Total Households	2,384	2,316	2,300	2,275	-109	-5%
Median Household Income						
Adjusted for inflation (\$2010)	\$86,570	\$70,642	\$78,016	\$85,449	(\$1,121)	-1%

*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.

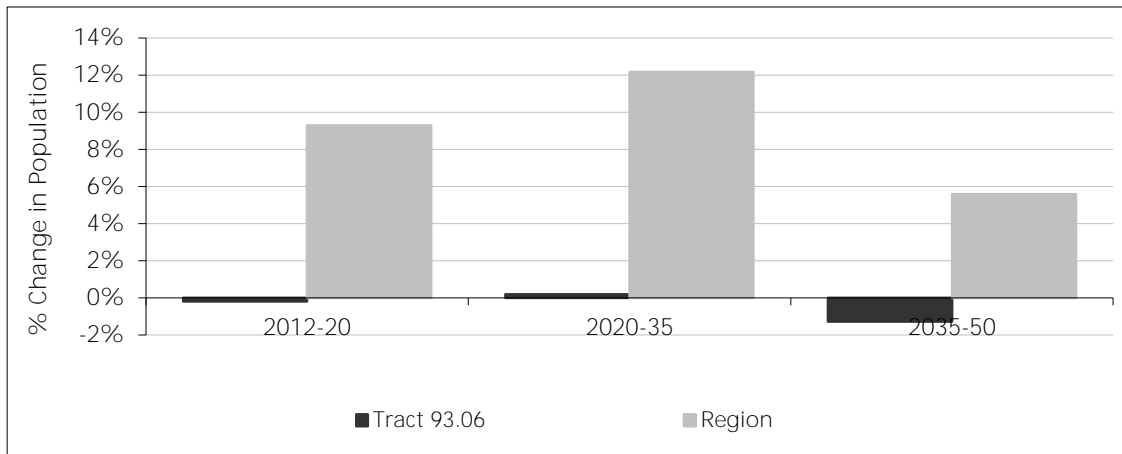
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,728	5,717	5,728	5,655	-73	-1%
Under 5	412	465	409	418	6	1%
5 to 9	319	336	325	324	5	2%
10 to 14	273	252	260	245	-28	-10%
15 to 17	133	113	116	111	-22	-17%
18 to 19	85	55	62	57	-28	-33%
20 to 24	363	313	301	262	-101	-28%
25 to 29	649	625	510	514	-135	-21%
30 to 34	574	544	459	499	-75	-13%
35 to 39	460	505	463	452	-8	-2%
40 to 44	411	368	405	337	-74	-18%
45 to 49	391	321	330	273	-118	-30%
50 to 54	383	322	348	325	-58	-15%
55 to 59	345	339	285	307	-38	-11%
60 to 61	117	140	123	149	32	27%
62 to 64	155	179	155	172	17	11%
65 to 69	182	248	247	273	91	50%
70 to 74	143	221	271	233	90	63%
75 to 79	128	162	290	234	106	83%
80 to 84	109	103	196	195	86	79%
85 and over	96	106	173	275	179	186%
Median Age	35.6	36.5	39.6	39.4	3.8	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,728	5,717	5,728	5,655	-73	-1%
Hispanic	973	1,151	1,432	1,656	683	70%
Non-Hispanic	4,755	4,566	4,296	3,999	-756	-16%
White	3,205	2,944	2,391	1,908	-1,297	-40%
Black	381	397	412	428	47	12%
American Indian	33	31	28	26	-7	-21%
Asian	774	812	1,010	1,120	346	45%
Hawaiian / Pacific Islander	31	35	43	52	21	68%
Other	20	17	17	17	-3	-15%
Two or More Races	311	330	395	448	137	44%

GROWTH TRENDS IN TOTAL POPULATION



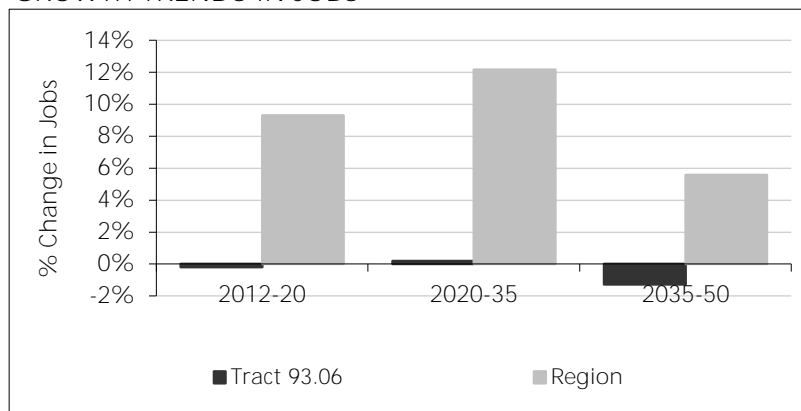
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,758	5,192	5,192	5,217	459	10%
Civilian Jobs	4,758	5,192	5,192	5,217	459	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	721	721	721	721	0	0%
Developed Acres	637	639	639	639	2	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	185	185	185	185	0	0%
Multiple Family	54	54	54	54	0	0%
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	46	47	47	47	1	1%
Commercial/Services	88	89	89	89	1	1%
Office	27	27	27	27	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	151	151	151	151	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	76	76	76	76	0	0%
Vacant Developable Acres	2	0	0	0	-2	-100%
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	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	0	0	0	-1	-100%
Commercial/Services	1	0	0	0	-1	-100%
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	82	82	82	82	0	0%
Employment Density ³	27.9	30.1	30.1	30.3	2.4	9%
Residential Density ⁴	10.6	10.6	10.6	10.6	0.0	0%

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