

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.59

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,010	4,101	5,198	5,274	1,264	32%
Household Population	4,010	4,101	5,198	5,274	1,264	32%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,830	1,830	2,189	2,226	396	22%
Single Family	0	0	0	0	0	0%
Multiple Family	1,705	1,705	2,189	2,226	521	31%
Mobile Homes	125	125	0	0	-125	-100%
Occupied Housing Units	1,746	1,747	2,166	2,195	449	26%
Single Family	0	0	0	0	0	0%
Multiple Family	1,668	1,668	2,166	2,195	527	32%
Mobile Homes	78	79	0	0	-78	-100%
Vacancy Rate	4.6%	4.5%	1.1%	1.4%	-3.2	-70%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	2.2%	2.2%	1.1%	1.4%	-0.8	-36%
Mobile Homes	37.6%	36.8%	0.0%	0.0%	-37.6	-100%
Persons per Household	2.30	2.35	2.40	2.40	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	132	67	67	60	-72	-55%
\$15,000-\$29,999	258	148	150	113	-145	-56%
\$30,000-\$44,999	222	227	236	214	-8	-4%
\$45,000-\$59,999	288	219	271	244	-44	-15%
\$60,000-\$74,999	235	271	254	222	-13	-6%
\$75,000-\$99,999	260	324	471	470	210	81%
\$100,000-\$124,999	143	203	259	285	142	99%
\$125,000-\$149,999	98	128	191	231	133	136%
\$150,000-\$199,999	66	123	180	235	169	256%
\$200,000 or more	44	37	87	121	77	175%
Total Households	1,746	1,747	2,166	2,195	449	26%
Median Household Income						
Adjusted for inflation (\$2010)	\$58,594	\$71,762	\$80,573	\$88,005	\$29,411	50%

*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.

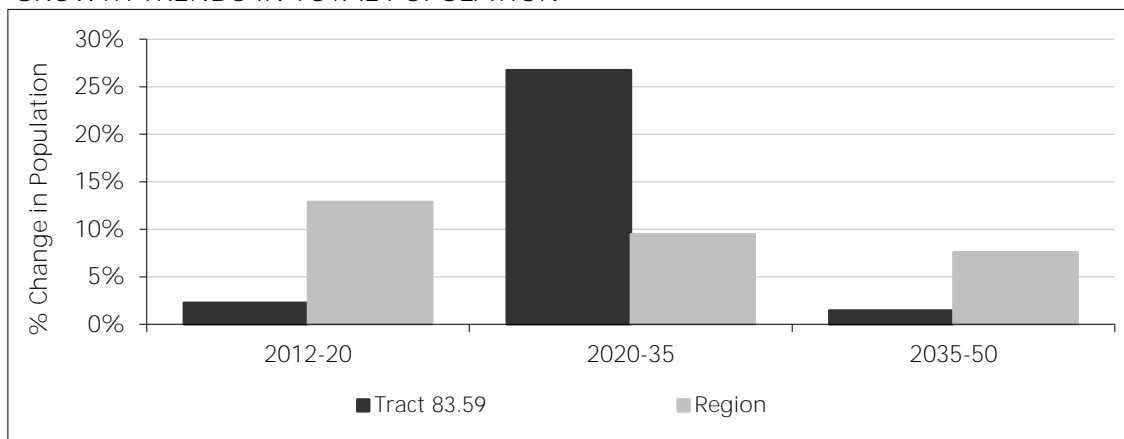
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,010	4,101	5,198	5,274	1,264	32%
Under 5	349	395	446	438	89	26%
5 to 9	212	224	285	276	64	30%
10 to 14	129	120	173	169	40	31%
15 to 17	71	56	78	72	1	1%
18 to 19	76	46	67	67	-9	-12%
20 to 24	378	328	369	319	-59	-16%
25 to 29	606	614	604	616	10	2%
30 to 34	523	510	560	593	70	13%
35 to 39	343	366	431	400	57	17%
40 to 44	249	228	336	290	41	16%
45 to 49	233	207	282	267	34	15%
50 to 54	195	181	251	249	54	28%
55 to 59	176	190	225	269	93	53%
60 to 61	54	70	77	97	43	80%
62 to 64	76	97	129	147	71	93%
65 to 69	87	138	190	206	119	137%
70 to 74	54	92	170	156	102	189%
75 to 79	76	95	222	217	141	186%
80 to 84	43	48	121	141	98	228%
85 and over	80	96	182	285	205	256%
Median Age	31.8	32.6	35.2	36.1	4.3	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,010	4,101	5,198	5,274	1,264	32%
Hispanic	816	912	1,189	1,283	467	57%
Non-Hispanic	3,194	3,189	4,009	3,991	797	25%
White	1,211	1,090	990	683	-528	-44%
Black	219	220	230	207	-12	-5%
American Indian	17	39	83	84	67	394%
Asian	1,510	1,546	2,188	2,359	849	56%
Hawaiian / Pacific Islander	41	75	170	246	205	500%
Other	16	20	34	37	21	131%
Two or More Races	180	199	314	375	195	108%

GROWTH TRENDS IN TOTAL POPULATION



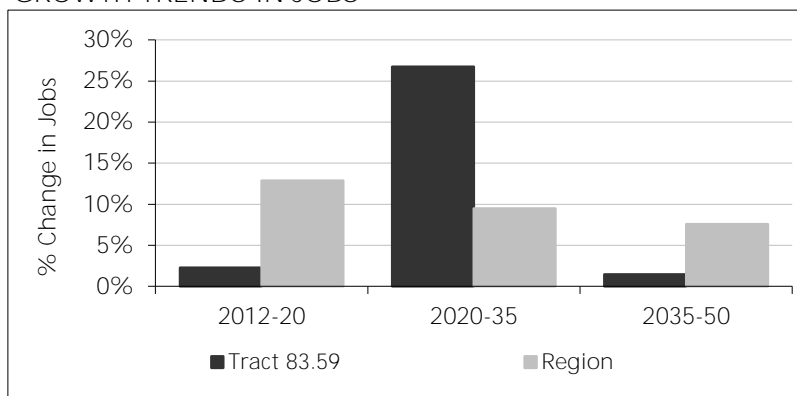
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,182	2,182	2,182	2,437	255	12%
Civilian Jobs	2,182	2,182	2,182	2,437	255	12%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	275	275	275	275	0	0%
Developed Acres	275	275	275	275	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	61	61	77	77	15	25%
Mobile Homes	15	15	0	0	-15	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	45	45	45	45	0	0%
Office	0	0	0	0	0	0%
Schools	84	84	84	84	0	0%
Roads and Freeways	38	38	38	38	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
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	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	16.9	16.9	16.9	18.8	--	#VALUE!
Residential Density ⁴	23.8	23.8	28.5	29.0	5.2	22%

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