

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,014	3,124	3,201	3,247	233	8%
Household Population	3,014	3,124	3,201	3,247	233	8%
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	1,206	1,206	1,223	1,242	36	3%
Single Family	1,206	1,206	1,223	1,242	36	3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,184	1,181	1,209	1,220	36	3%
Single Family	1,184	1,181	1,209	1,220	36	3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.8%	2.1%	1.1%	1.8%	0.0	0%
Single Family	1.8%	2.1%	1.1%	1.8%	0.0	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.55	2.65	2.65	2.66	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	78	73	62	54	-24	-31%
\$15,000-\$29,999	62	50	53	43	-19	-31%
\$30,000-\$44,999	62	79	54	43	-19	-31%
\$45,000-\$59,999	103	86	68	97	-6	-6%
\$60,000-\$74,999	78	63	96	70	-8	-10%
\$75,000-\$99,999	141	133	78	78	-63	-45%
\$100,000-\$124,999	106	102	158	131	25	24%
\$125,000-\$149,999	105	131	102	93	-12	-11%
\$150,000-\$199,999	192	178	198	236	44	23%
\$200,000 or more	257	286	340	375	118	46%
Total Households	1,184	1,181	1,209	1,220	36	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$116,038	\$125,859	\$133,701	\$150,212	\$34,174	29%

*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.

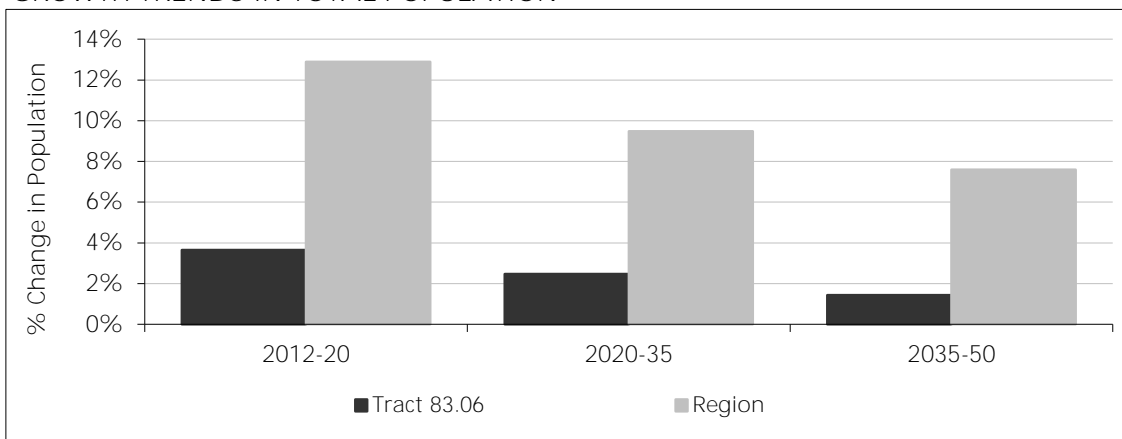
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,014	3,124	3,201	3,247	233	8%
Under 5	116	145	127	154	38	33%
5 to 9	159	181	172	206	47	30%
10 to 14	204	200	227	241	37	18%
15 to 17	115	97	99	92	-23	-20%
18 to 19	74	49	54	47	-27	-36%
20 to 24	200	207	275	345	145	73%
25 to 29	162	187	203	263	101	62%
30 to 34	119	136	113	182	63	53%
35 to 39	134	171	137	171	37	28%
40 to 44	177	165	165	134	-43	-24%
45 to 49	233	189	195	142	-91	-39%
50 to 54	196	149	147	120	-76	-39%
55 to 59	226	205	165	187	-39	-17%
60 to 61	82	84	64	74	-8	-10%
62 to 64	114	120	79	80	-34	-30%
65 to 69	185	223	170	174	-11	-6%
70 to 74	192	285	276	202	10	5%
75 to 79	143	174	271	196	53	37%
80 to 84	107	88	160	114	7	7%
85 and over	76	69	102	123	47	62%
Median Age	46.0	45.6	45.7	37.7	-8.3	-18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,014	3,124	3,201	3,247	233	8%
Hispanic	209	254	325	397	188	90%
Non-Hispanic	2,805	2,870	2,876	2,850	45	2%
White	2,348	2,287	1,995	1,681	-667	-28%
Black	17	18	16	11	-6	-35%
American Indian	5	15	33	40	35	700%
Asian	308	374	543	715	407	132%
Hawaiian / Pacific Islander	3	10	24	37	34	1133%
Other	17	31	52	63	46	271%
Two or More Races	107	135	213	303	196	183%

GROWTH TRENDS IN TOTAL POPULATION



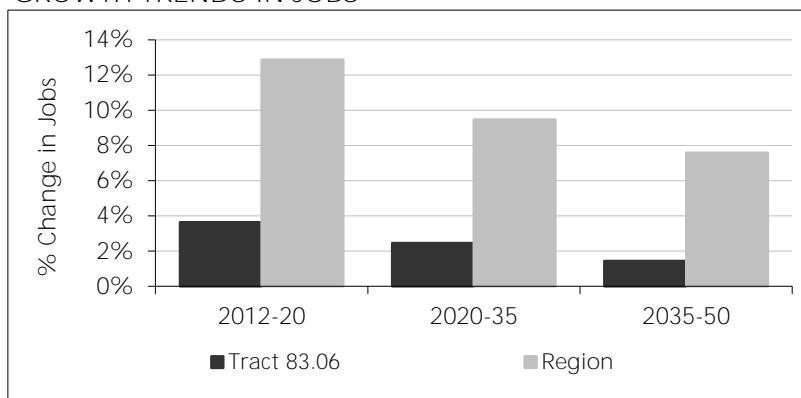
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	144	144	149	149	5	3%
Civilian Jobs	144	144	149	149	5	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	661	661	661	661	0	0%
Developed Acres	656	656	658	660	4	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	290	290	291	293	4	1%
Multiple Family	0	0	0	0	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	6	0	0	0	-6	-100%
Commercial/Services	9	9	9	9	0	0%
Office	0	0	0	0	0	0%
Schools	14	14	14	14	0	0%
Roads and Freeways	122	128	128	128	6	5%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	215	215	215	215	0	0%
Vacant Developable Acres	4	4	2	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	2	0	-4	-100%
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	2	2	2	2	0	0%
Employment Density ³	5.0	6.2	6.4	6.4	1.4	28%
Residential Density ⁴	4.2	4.2	4.2	4.2	0.1	2%

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