

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 31.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,055	6,062	6,114	6,091	36	1%
Household Population	5,963	5,982	5,999	5,953	-10	0%
Group Quarters Population	92	80	115	138	46	50%
Civilian	92	80	115	138	46	50%
Military	0	0	0	0	0	0%
Total Housing Units	1,624	1,624	1,624	1,632	8	0%
Single Family	1,502	1,502	1,502	1,510	8	1%
Multiple Family	122	122	122	122	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,571	1,561	1,563	1,563	-8	-1%
Single Family	1,449	1,439	1,441	1,441	-8	-1%
Multiple Family	122	122	122	122	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.9%	3.8%	4.2%	0.9	27%
Single Family	3.5%	4.2%	4.1%	4.6%	1.1	31%
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	3.80	3.83	3.84	3.81	0.0	0%

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	39	74	67	65	26	67%
\$15,000-\$29,999	94	143	95	75	-19	-20%
\$30,000-\$44,999	219	189	182	146	-73	-33%
\$45,000-\$59,999	196	193	141	166	-30	-15%
\$60,000-\$74,999	293	170	186	167	-126	-43%
\$75,000-\$99,999	271	274	268	229	-42	-15%
\$100,000-\$124,999	252	184	186	207	-45	-18%
\$125,000-\$149,999	102	103	169	175	73	72%
\$150,000-\$199,999	75	122	128	171	96	128%
\$200,000 or more	30	109	141	162	132	440%
Total Households	1,571	1,561	1,563	1,563	-8	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$72,159	\$76,049	\$85,308	\$92,740	\$20,581	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.

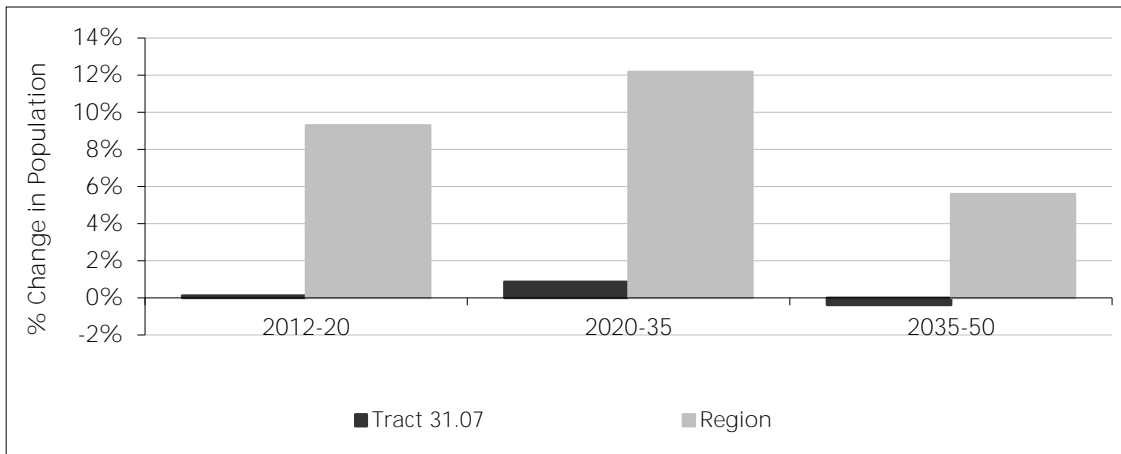
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,055	6,062	6,114	6,091	36	1%
Under 5	381	421	382	364	-17	-4%
5 to 9	414	405	393	373	-41	-10%
10 to 14	484	433	422	421	-63	-13%
15 to 17	299	245	235	232	-67	-22%
18 to 19	230	167	149	158	-72	-31%
20 to 24	472	442	376	375	-97	-21%
25 to 29	439	465	393	390	-49	-11%
30 to 34	366	355	342	328	-38	-10%
35 to 39	389	392	419	368	-21	-5%
40 to 44	386	329	375	312	-74	-19%
45 to 49	382	332	330	311	-71	-19%
50 to 54	417	383	366	384	-33	-8%
55 to 59	446	468	412	502	56	13%
60 to 61	131	161	144	161	30	23%
62 to 64	172	215	202	215	43	25%
65 to 69	220	317	340	354	134	61%
70 to 74	185	259	340	298	113	61%
75 to 79	131	147	279	253	122	93%
80 to 84	62	64	118	141	79	127%
85 and over	49	62	97	151	102	208%
Median Age	34.2	36.3	39.4	40.6	6.4	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,055	6,062	6,114	6,091	36	1%
Hispanic	2,430	2,637	2,896	3,148	718	30%
Non-Hispanic	3,625	3,425	3,218	2,943	-682	-19%
White	789	680	476	286	-503	-64%
Black	1,036	939	643	372	-664	-64%
American Indian	36	42	56	55	19	53%
Asian	1,365	1,356	1,575	1,695	330	24%
Hawaiian / Pacific Islander	108	106	103	114	6	6%
Other	4	4	4	3	-1	-25%
Two or More Races	287	298	361	418	131	46%

GROWTH TRENDS IN TOTAL POPULATION



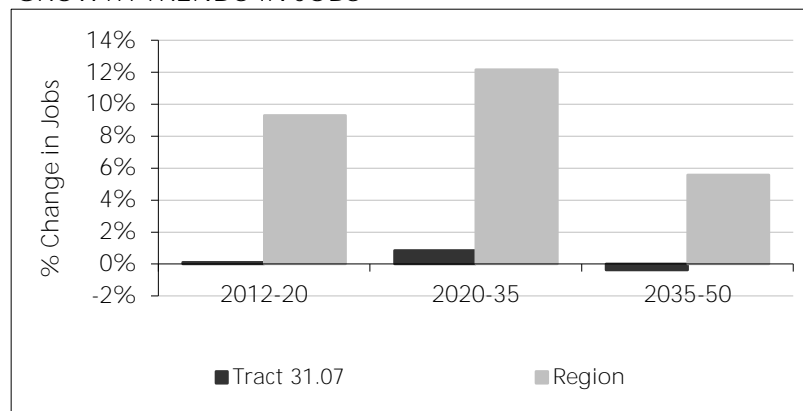
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	391	402	412	412	21	5%
Civilian Jobs	391	402	412	412	21	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	398	398	398	398	0	0%
Developed Acres	397	397	397	398	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	260	260	260	261	1	0%
Multiple Family	7	7	7	7	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	0	0	0	0	0	0%
Commercial/Services	9	9	9	9	0	0%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	101	101	101	101	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	1	1	1	1	-1	-60%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	-1	-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	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	21.5	22.1	22.7	22.7	1.2	5%
Residential Density ⁴	6.1	6.1	6.1	6.1	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