

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 31.15

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,496	6,541	7,102	7,042	546	8%
Household Population	6,449	6,507	7,044	6,966	517	8%
Group Quarters Population	47	34	58	76	29	62%
Civilian	47	34	58	76	29	62%
Military	0	0	0	0	0	0%
Total Housing Units	1,779	1,779	1,934	1,944	165	9%
Single Family	1,331	1,331	1,331	1,337	6	0%
Multiple Family	448	448	603	607	159	35%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,729	1,716	1,875	1,868	139	8%
Single Family	1,281	1,268	1,272	1,261	-20	-2%
Multiple Family	448	448	603	607	159	35%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	3.5%	3.1%	3.9%	1.1	39%
Single Family	3.8%	4.7%	4.4%	5.7%	1.9	50%
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	3.73	3.79	3.76	3.73	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	168	137	116	82	-86	-51%
\$15,000-\$29,999	291	218	226	194	-97	-33%
\$30,000-\$44,999	156	187	210	210	54	35%
\$45,000-\$59,999	166	293	263	191	25	15%
\$60,000-\$74,999	250	207	182	260	10	4%
\$75,000-\$99,999	251	242	332	334	83	33%
\$100,000-\$124,999	164	162	196	166	2	1%
\$125,000-\$149,999	61	91	116	140	79	130%
\$150,000-\$199,999	101	168	187	172	71	70%
\$200,000 or more	121	11	47	119	-2	-2%
Total Households	1,729	1,716	1,875	1,868	139	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,010	\$61,667	\$70,096	\$74,827	\$9,817	15%

*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.

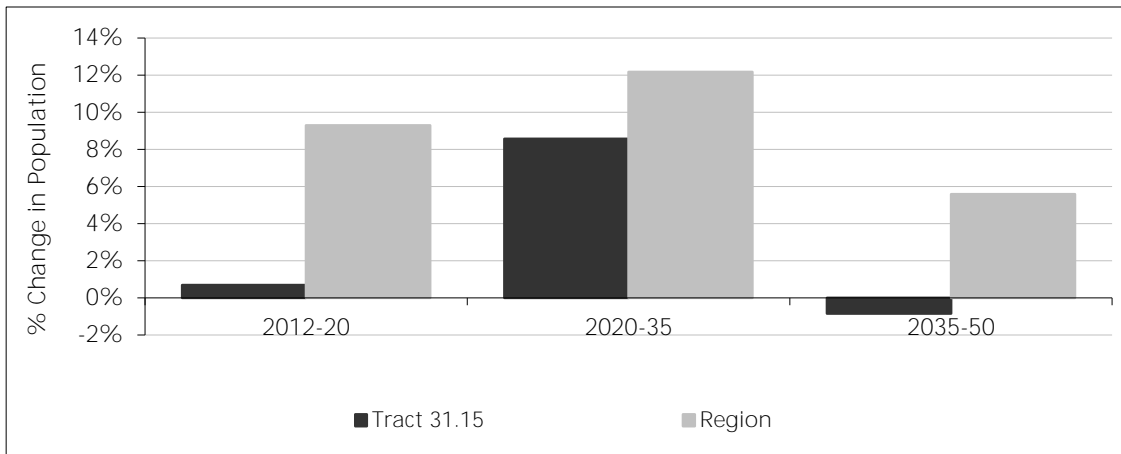
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,496	6,541	7,102	7,042	546	8%
Under 5	391	443	386	347	-44	-11%
5 to 9	432	440	438	406	-26	-6%
10 to 14	523	449	480	451	-72	-14%
15 to 17	390	324	341	325	-65	-17%
18 to 19	248	160	172	164	-84	-34%
20 to 24	557	486	448	440	-117	-21%
25 to 29	411	430	350	342	-69	-17%
30 to 34	364	357	340	325	-39	-11%
35 to 39	305	309	324	280	-25	-8%
40 to 44	365	321	380	307	-58	-16%
45 to 49	427	392	412	385	-42	-10%
50 to 54	498	467	497	476	-22	-4%
55 to 59	464	497	503	572	108	23%
60 to 61	158	191	191	207	49	31%
62 to 64	187	230	264	276	89	48%
65 to 69	256	379	447	477	221	86%
70 to 74	168	244	353	340	172	102%
75 to 79	156	180	342	342	186	119%
80 to 84	114	126	245	279	165	145%
85 and over	82	116	189	301	219	267%
Median Age	34.1	37.9	43.6	46.7	12.6	37%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,496	6,541	7,102	7,042	546	8%
Hispanic	2,113	2,300	2,599	2,727	614	29%
Non-Hispanic	4,383	4,241	4,503	4,315	-68	-2%
White	506	437	316	183	-323	-64%
Black	787	714	503	281	-506	-64%
American Indian	11	13	18	18	7	64%
Asian	2,770	2,761	3,288	3,412	642	23%
Hawaiian / Pacific Islander	84	81	84	90	6	7%
Other	10	11	14	14	4	40%
Two or More Races	215	224	280	317	102	47%

GROWTH TRENDS IN TOTAL POPULATION



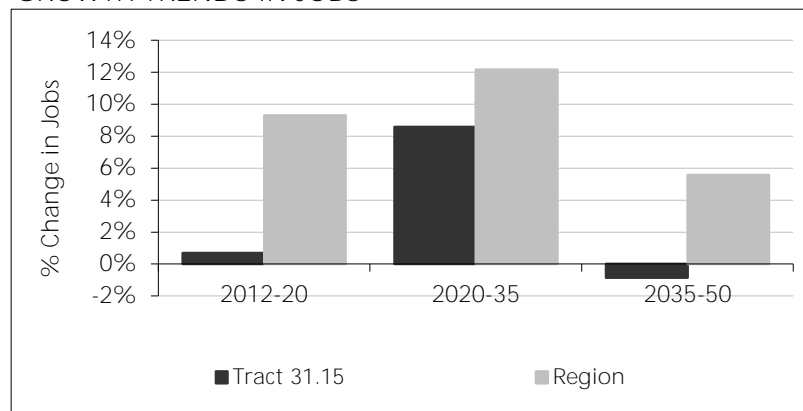
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	304	314	379	379	75	25%
Civilian Jobs	304	314	379	379	75	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	378	378	378	378	0	0%
Developed Acres	374	374	377	377	4	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	241	241	241	242	1	0%
Multiple Family	21	21	21	21	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	5	5	5	5	0	0%
Commercial/Services	6	7	10	10	3	52%
Office	0	0	0	0	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	83	83	83	83	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	4	3	1	0	-4	-100%
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	3	3	0	0	-3	-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	0	0	0	0	0	0%
Employment Density ³	12.5	12.7	13.8	13.8	1.2	10%
Residential Density ⁴	6.8	6.8	7.4	7.4	0.6	9%

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