

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 97.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,467	3,575	3,601	3,604	137	4%
Household Population	3,467	3,575	3,601	3,604	137	4%
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	1,388	1,393	1,393	1,393	5	0%
Single Family	1,388	1,393	1,393	1,393	5	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,370	1,373	1,373	1,372	2	0%
Single Family	1,370	1,373	1,373	1,372	2	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.3%	1.4%	1.4%	1.5%	0.2	15%
Single Family	1.3%	1.4%	1.4%	1.5%	0.2	15%
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	2.53	2.60	2.62	2.63	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	59	64	64	64	5	8%
\$15,000-\$29,999	142	61	42	35	-107	-75%
\$30,000-\$44,999	108	122	85	49	-59	-55%
\$45,000-\$59,999	137	122	107	99	-38	-28%
\$60,000-\$74,999	200	99	115	123	-77	-39%
\$75,000-\$99,999	186	209	182	186	0	0%
\$100,000-\$124,999	114	143	146	120	6	5%
\$125,000-\$149,999	128	147	145	127	-1	-1%
\$150,000-\$199,999	151	174	192	234	83	55%
\$200,000 or more	145	232	295	335	190	131%
Total Households	1,370	1,373	1,373	1,372	2	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$80,242	\$101,661	\$115,668	\$126,969	\$46,727	58%

*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.

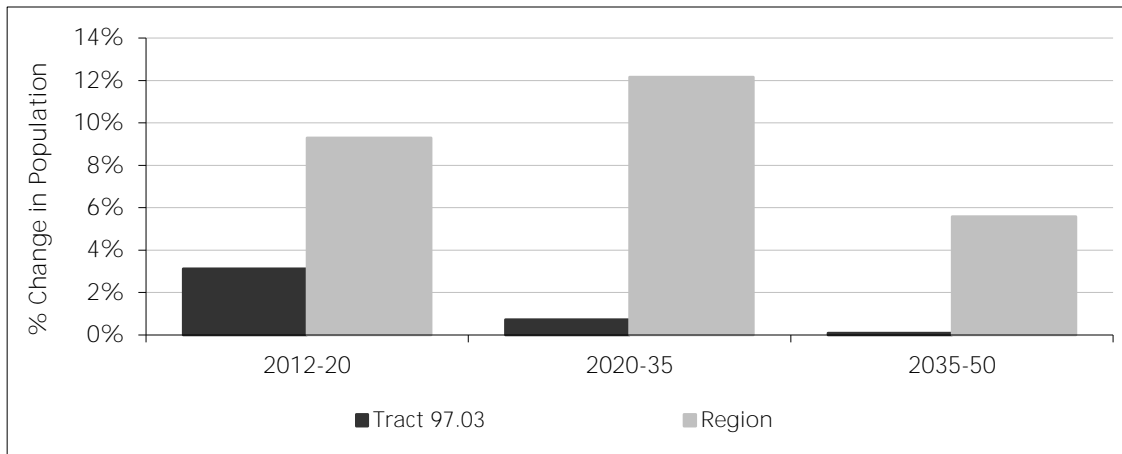
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,467	3,575	3,601	3,604	137	4%
Under 5	159	183	145	166	7	4%
5 to 9	164	178	151	167	3	2%
10 to 14	189	182	180	179	-10	-5%
15 to 17	132	109	120	112	-20	-15%
18 to 19	84	55	55	38	-46	-55%
20 to 24	190	161	149	119	-71	-37%
25 to 29	190	174	139	142	-48	-25%
30 to 34	183	178	135	159	-24	-13%
35 to 39	222	261	214	228	6	3%
40 to 44	232	219	233	208	-24	-10%
45 to 49	252	214	222	186	-66	-26%
50 to 54	289	237	242	219	-70	-24%
55 to 59	284	290	228	258	-26	-9%
60 to 61	109	132	97	109	0	0%
62 to 64	112	134	99	113	1	1%
65 to 69	142	198	188	213	71	50%
70 to 74	111	188	210	176	65	59%
75 to 79	141	195	313	241	100	71%
80 to 84	133	133	253	236	103	77%
85 and over	149	154	228	335	186	125%
Median Age	44.8	47.0	51.2	52.2	7.4	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,467	3,575	3,601	3,604	137	4%
Hispanic	504	604	719	852	348	69%
Non-Hispanic	2,963	2,971	2,882	2,752	-211	-7%
White	2,625	2,603	2,426	2,234	-391	-15%
Black	81	87	100	112	31	38%
American Indian	12	12	12	12	0	0%
Asian	119	128	171	194	75	63%
Hawaiian / Pacific Islander	8	10	14	18	10	125%
Other	9	10	10	10	1	11%
Two or More Races	109	121	149	172	63	58%

GROWTH TRENDS IN TOTAL POPULATION



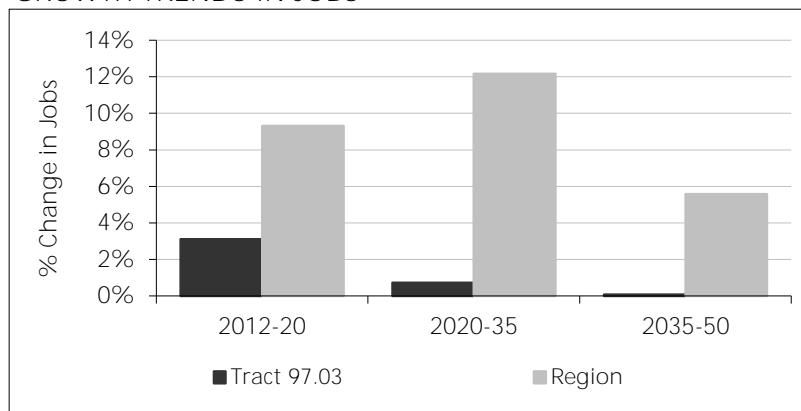
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	473	481	484	484	11	2%
Civilian Jobs	473	481	484	484	11	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	414	414	414	414	0	0%
Developed Acres	413	414	414	414	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	237	237	237	237	0	0%
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	0	0	0	0	0	0%
Commercial/Services	18	18	18	18	0	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	87	87	87	87	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	60	60	60	60	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-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	0	0	0	0	0	0%
Employment Density ³	16.1	16.3	16.4	16.4	0.4	2%
Residential Density ⁴	5.9	5.9	5.9	5.9	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