

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.37

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,340	4,408	4,450	4,496	156	4%
Household Population	4,340	4,408	4,450	4,496	156	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	1,320	1,320	1,325	1,346	26	2%
Single Family	1,320	1,320	1,325	1,346	26	2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,310	1,310	1,320	1,341	31	2%
Single Family	1,310	1,310	1,320	1,341	31	2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.8%	0.8%	0.4%	0.4%	-0.4	-50%
Single Family	0.8%	0.8%	0.4%	0.4%	-0.4	-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	3.31	3.36	3.37	3.35	0.0	1%

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	30	47	47	47	17	57%
\$15,000-\$29,999	51	56	35	20	-31	-61%
\$30,000-\$44,999	36	54	50	56	20	56%
\$45,000-\$59,999	37	108	88	44	7	19%
\$60,000-\$74,999	61	96	87	106	45	74%
\$75,000-\$99,999	237	117	124	135	-102	-43%
\$100,000-\$124,999	285	172	158	123	-162	-57%
\$125,000-\$149,999	186	146	125	133	-53	-28%
\$150,000-\$199,999	220	235	239	266	46	21%
\$200,000 or more	167	279	367	411	244	146%
Total Households	1,310	1,310	1,320	1,341	31	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$117,807	\$125,856	\$139,200	\$151,222	\$33,415	28%

*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.

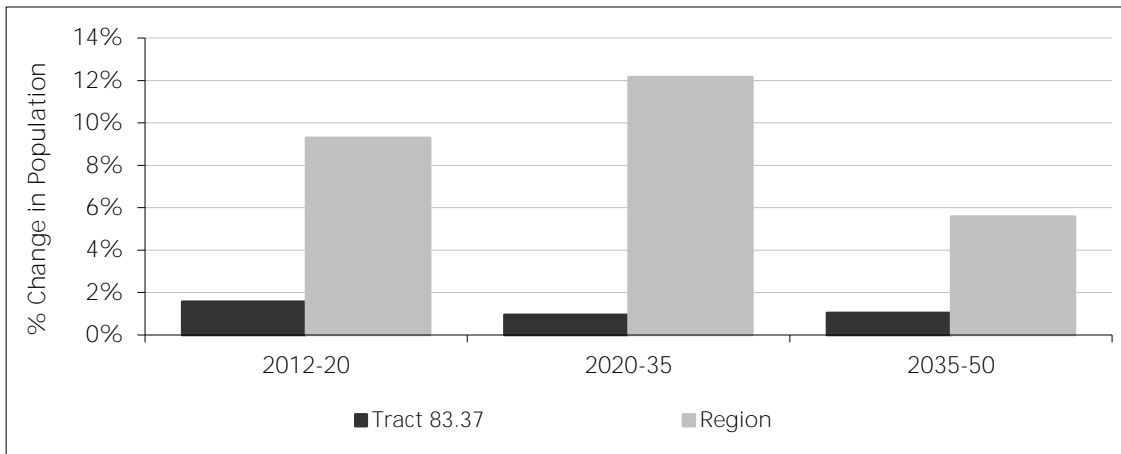
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,340	4,408	4,450	4,496	156	4%
Under 5	214	238	210	220	6	3%
5 to 9	279	295	277	293	14	5%
10 to 14	313	283	304	300	-13	-4%
15 to 17	266	217	249	226	-40	-15%
18 to 19	169	107	120	104	-65	-38%
20 to 24	261	231	235	221	-40	-15%
25 to 29	232	243	217	220	-12	-5%
30 to 34	177	184	171	184	7	4%
35 to 39	247	278	255	263	16	6%
40 to 44	306	278	291	241	-65	-21%
45 to 49	303	255	272	238	-65	-21%
50 to 54	364	304	322	285	-79	-22%
55 to 59	368	367	315	354	-14	-4%
60 to 61	141	164	118	132	-9	-6%
62 to 64	189	227	184	200	11	6%
65 to 69	242	351	342	396	154	64%
70 to 74	144	232	284	281	137	95%
75 to 79	64	82	155	163	99	155%
80 to 84	27	31	64	77	50	185%
85 and over	34	41	65	98	64	188%
Median Age	40.2	42.3	43.2	44.5	4.3	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,340	4,408	4,450	4,496	156	4%
Hispanic	426	497	566	662	236	55%
Non-Hispanic	3,914	3,911	3,884	3,834	-80	-2%
White	2,428	2,279	1,809	1,358	-1,070	-44%
Black	88	91	81	75	-13	-15%
American Indian	12	30	58	63	51	425%
Asian	1,131	1,204	1,488	1,748	617	55%
Hawaiian / Pacific Islander	15	28	59	93	78	520%
Other	7	10	16	16	9	129%
Two or More Races	233	269	373	481	248	106%

GROWTH TRENDS IN TOTAL POPULATION



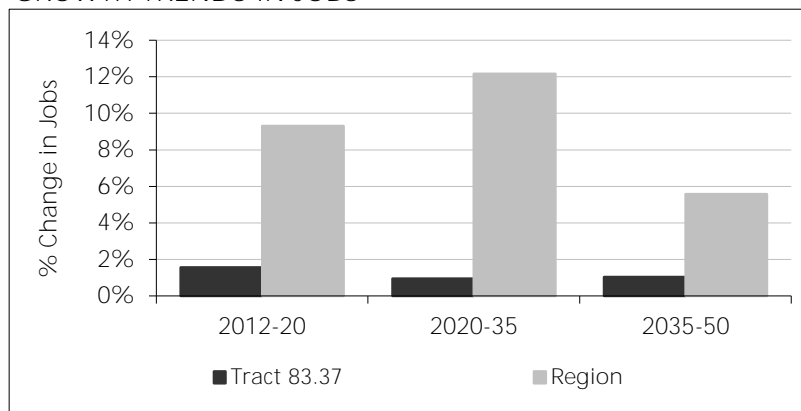
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	195	195	195	195	0	0%
Civilian Jobs	195	195	195	195	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	368	368	368	368	0	0%
Developed Acres	360	360	361	368	8	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	241	241	243	249	8	3%
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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	73	73	73	73	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	33	33	33	33	0	0%
Vacant Developable Acres	8	8	6	0	-8	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	8	8	6	0	-8	-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	16.2	16.2	16.2	16.2	0.0	0%
Residential Density ⁴	5.5	5.5	5.5	5.4	-0.1	-1%

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