

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 85.13

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,704	2,782	2,857	2,866	162	6%
Household Population	2,704	2,782	2,857	2,866	162	6%
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	1,130	1,130	1,131	1,131	1	0%
Single Family	1,088	1,088	1,089	1,089	1	0%
Multiple Family	42	42	42	42	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,114	1,111	1,115	1,104	-10	-1%
Single Family	1,072	1,069	1,073	1,065	-7	-1%
Multiple Family	42	42	42	39	-3	-7%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.4%	1.7%	1.4%	2.4%	1.0	71%
Single Family	1.5%	1.7%	1.5%	2.2%	0.7	47%
Multiple Family	0.0%	0.0%	0.0%	7.1%	7.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.43	2.50	2.56	2.60	0.2	7%

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	69	56	48	18	60%
\$15,000-\$29,999	71	83	65	56	-15	-21%
\$30,000-\$44,999	67	126	116	101	34	51%
\$45,000-\$59,999	138	70	99	106	-32	-23%
\$60,000-\$74,999	143	131	104	48	-95	-66%
\$75,000-\$99,999	179	156	138	175	-4	-2%
\$100,000-\$124,999	177	147	164	126	-51	-29%
\$125,000-\$149,999	131	93	80	118	-13	-10%
\$150,000-\$199,999	120	114	164	144	24	20%
\$200,000 or more	58	122	129	182	124	214%
Total Households	1,114	1,111	1,115	1,104	-10	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$90,084	\$87,260	\$96,286	\$103,571	\$13,487	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.

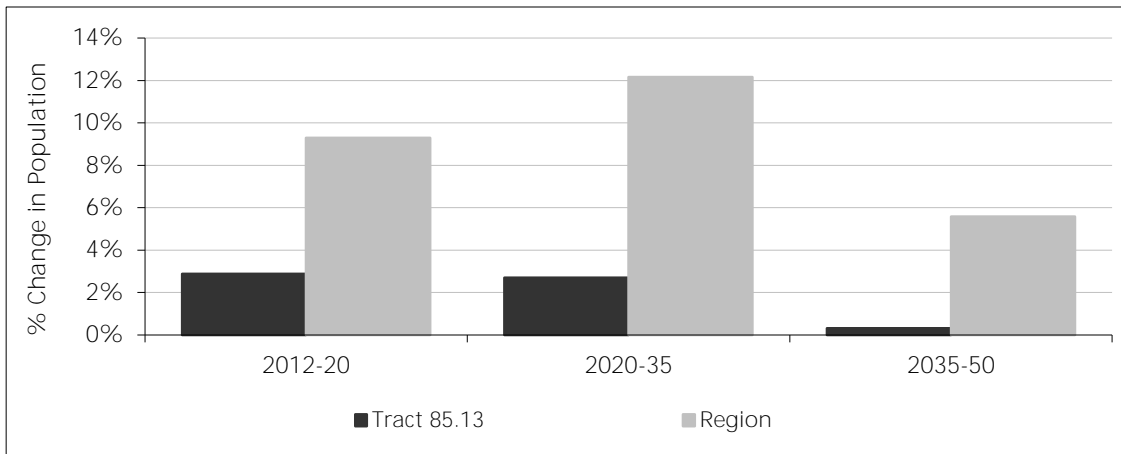
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,704	2,782	2,857	2,866	162	6%
Under 5	125	136	124	139	14	11%
5 to 9	147	163	146	164	17	12%
10 to 14	123	121	129	131	8	7%
15 to 17	80	69	83	77	-3	-4%
18 to 19	54	37	41	33	-21	-39%
20 to 24	129	111	115	102	-27	-21%
25 to 29	182	176	149	158	-24	-13%
30 to 34	173	169	152	180	7	4%
35 to 39	184	208	193	208	24	13%
40 to 44	172	158	168	146	-26	-15%
45 to 49	205	173	197	177	-28	-14%
50 to 54	210	175	188	171	-39	-19%
55 to 59	238	232	186	205	-33	-14%
60 to 61	68	78	57	64	-4	-6%
62 to 64	125	141	115	134	9	7%
65 to 69	147	197	181	203	56	38%
70 to 74	123	195	226	183	60	49%
75 to 79	93	121	195	140	47	51%
80 to 84	63	59	116	115	52	83%
85 and over	63	63	96	136	73	116%
Median Age	44.5	46.2	48.3	47.7	3.2	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,704	2,782	2,857	2,866	162	6%
Hispanic	325	409	561	704	379	117%
Non-Hispanic	2,379	2,373	2,296	2,162	-217	-9%
White	2,010	1,964	1,757	1,515	-495	-25%
Black	39	42	48	53	14	36%
American Indian	12	12	12	12	0	0%
Asian	216	241	329	396	180	83%
Hawaiian / Pacific Islander	5	6	9	12	7	140%
Other	5	5	5	5	0	0%
Two or More Races	92	103	136	169	77	84%

GROWTH TRENDS IN TOTAL POPULATION



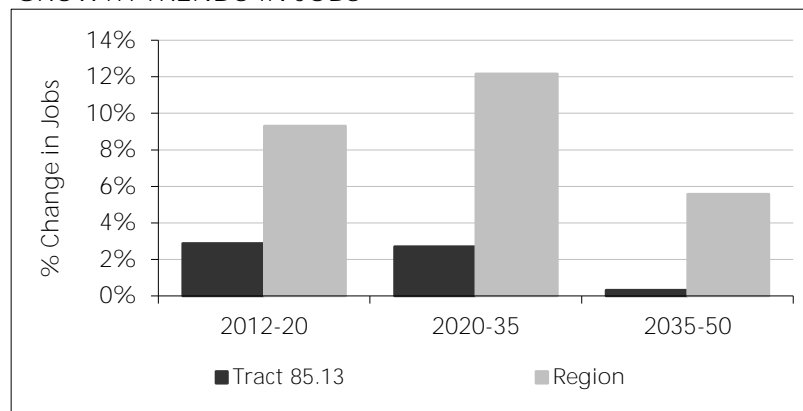
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	287	287	287	287	0	0%
Civilian Jobs	287	287	287	287	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	360	360	360	360	0	0%
Developed Acres	353	353	353	353	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	136	136	136	136	0	0%
Multiple Family	2	2	2	2	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	6	6	6	0	0%
Commercial/Services	24	24	24	24	0	0%
Office	0	0	0	0	0	0%
Schools	32	32	32	32	0	0%
Roads and Freeways	61	61	61	61	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	92	92	92	92	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	7	7	7	7	0	0%
Employment Density ³	4.6	4.6	4.6	4.6	0.0	0%
Residential Density ⁴	8.2	8.2	8.2	8.2	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