

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,901	2,947	3,039	3,009	108	4%
Household Population	2,885	2,933	3,022	2,989	104	4%
Group Quarters Population	16	14	17	20	4	25%
Civilian	16	14	17	20	4	25%
Military	0	0	0	0	0	0%
Total Housing Units	1,190	1,190	1,192	1,196	6	1%
Single Family	1,190	1,190	1,192	1,196	6	1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,120	1,115	1,125	1,115	-5	0%
Single Family	1,120	1,115	1,125	1,115	-5	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.9%	6.3%	5.6%	6.8%	0.9	15%
Single Family	5.9%	6.3%	5.6%	6.8%	0.9	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	2.58	2.63	2.69	2.68	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	27	164	143	127	100	370%
\$15,000-\$29,999	20	161	158	130	110	550%
\$30,000-\$44,999	82	92	78	99	17	21%
\$45,000-\$59,999	93	122	98	80	-13	-14%
\$60,000-\$74,999	0	109	126	108	108	0%
\$75,000-\$99,999	83	114	141	151	68	82%
\$100,000-\$124,999	112	69	73	78	-34	-30%
\$125,000-\$149,999	64	61	56	57	-7	-11%
\$150,000-\$199,999	150	69	70	86	-64	-43%
\$200,000 or more	489	154	182	199	-290	-59%
Total Households	1,120	1,115	1,125	1,115	-5	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$176,333	\$62,546	\$70,179	\$77,235	(\$99,098)	-56%

*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.

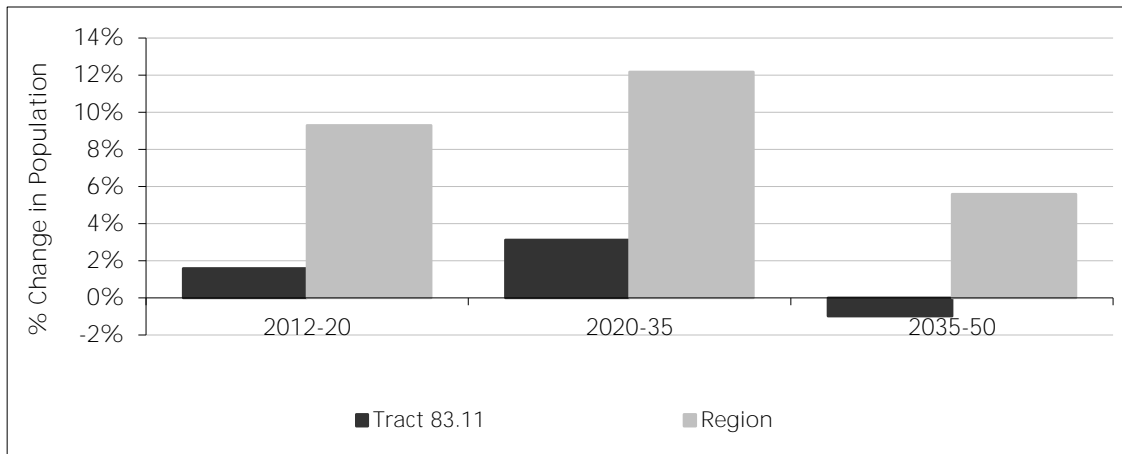
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,901	2,947	3,039	3,009	108	4%
Under 5	79	87	67	76	-3	-4%
5 to 9	160	176	144	159	-1	-1%
10 to 14	167	155	154	143	-24	-14%
15 to 17	145	117	129	103	-42	-29%
18 to 19	125	75	88	57	-68	-54%
20 to 24	79	66	58	39	-40	-51%
25 to 29	87	83	64	59	-28	-32%
30 to 34	62	59	38	48	-14	-23%
35 to 39	79	91	65	74	-5	-6%
40 to 44	133	119	115	98	-35	-26%
45 to 49	198	164	177	137	-61	-31%
50 to 54	290	226	230	178	-112	-39%
55 to 59	261	255	209	228	-33	-13%
60 to 61	78	94	72	81	3	4%
62 to 64	148	172	131	153	5	3%
65 to 69	233	307	256	294	61	26%
70 to 74	147	238	261	226	79	54%
75 to 79	129	166	275	216	87	67%
80 to 84	135	132	257	251	116	86%
85 and over	166	165	249	389	223	134%
Median Age	52.4	56.1	59.6	62.5	10.1	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,901	2,947	3,039	3,009	108	4%
Hispanic	263	303	353	379	116	44%
Non-Hispanic	2,638	2,644	2,686	2,630	-8	0%
White	2,371	2,348	2,290	2,173	-198	-8%
Black	5	5	5	4	-1	-20%
American Indian	1	1	1	1	0	0%
Asian	149	168	237	280	131	88%
Hawaiian / Pacific Islander	3	4	7	10	7	233%
Other	6	5	5	5	-1	-17%
Two or More Races	103	113	141	157	54	52%

GROWTH TRENDS IN TOTAL POPULATION



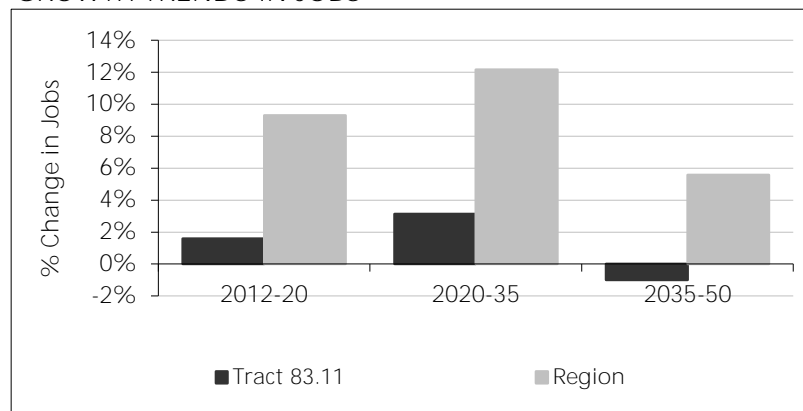
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	284	284	284	284	0	0%
Civilian Jobs	284	284	284	284	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	621	621	621	621	0	0%
Developed Acres	588	588	589	589	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	462	462	462	463	1	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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	1	1	1	1	0	0%
Roads and Freeways	104	104	104	104	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	0	0%
Vacant Developable Acres	11	11	11	10	-1	-12%
Low Density Single Family	0	0	0	0	0	0%
Single Family	11	11	11	10	-1	-12%
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	22	22	22	22	0	0%
Employment Density ³	196.3	196.3	196.3	196.3	0.0	0%
Residential Density ⁴	2.6	2.6	2.6	2.6	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