

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 45.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,922	2,983	3,615	3,633	711	24%
Household Population	2,902	2,969	3,601	3,619	717	25%
Group Quarters Population	20	14	14	14	-6	-30%
Civilian	20	14	14	14	-6	-30%
Military	0	0	0	0	0	0%
Total Housing Units	1,433	1,433	1,667	1,687	254	18%
Single Family	408	408	302	319	-89	-22%
Multiple Family	1,025	1,025	1,365	1,368	343	33%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,386	1,385	1,640	1,656	270	19%
Single Family	393	392	293	306	-87	-22%
Multiple Family	993	993	1,347	1,350	357	36%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.3%	1.6%	1.8%	-1.5	-45%
Single Family	3.7%	3.9%	3.0%	4.1%	0.4	11%
Multiple Family	3.1%	3.1%	1.3%	1.3%	-1.8	-58%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.09	2.14	2.20	2.19	0.1	5%

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	120	146	138	122	2	2%
\$15,000-\$29,999	251	265	263	244	-7	-3%
\$30,000-\$44,999	265	248	309	220	-45	-17%
\$45,000-\$59,999	192	226	212	277	85	44%
\$60,000-\$74,999	159	120	230	245	86	54%
\$75,000-\$99,999	145	168	195	165	20	14%
\$100,000-\$124,999	112	93	113	145	33	29%
\$125,000-\$149,999	60	63	73	103	43	72%
\$150,000-\$199,999	47	47	96	119	72	153%
\$200,000 or more	35	9	11	16	-19	-54%
Total Households	1,386	1,385	1,640	1,656	270	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$49,453	\$47,223	\$52,783	\$58,105	\$8,652	17%

*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.

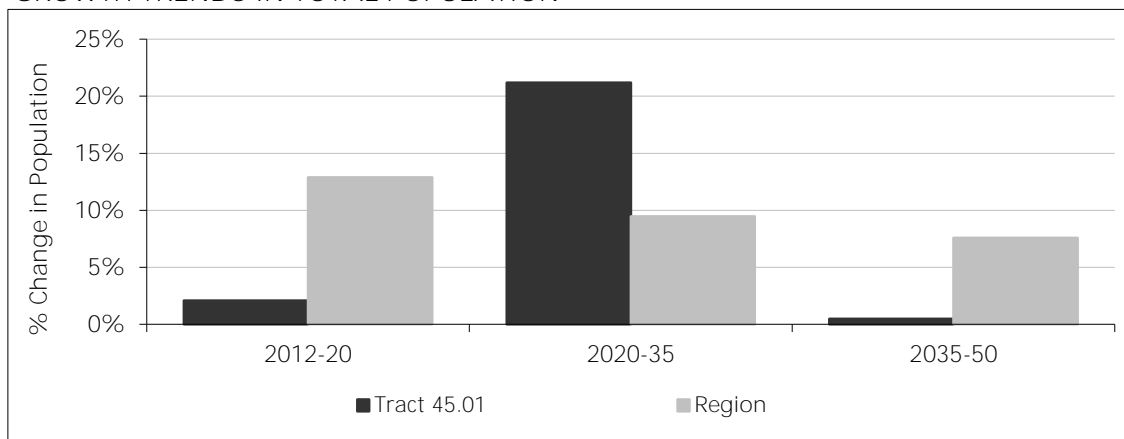
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,922	2,983	3,615	3,633	711	24%
Under 5	218	249	280	270	52	24%
5 to 9	143	152	189	186	43	30%
10 to 14	132	131	172	176	44	33%
15 to 17	91	84	112	116	25	27%
18 to 19	58	50	59	63	5	9%
20 to 24	180	186	195	196	16	9%
25 to 29	372	365	342	320	-52	-14%
30 to 34	437	416	429	417	-20	-5%
35 to 39	300	321	381	343	43	14%
40 to 44	265	240	346	302	37	14%
45 to 49	216	193	248	252	36	17%
50 to 54	134	129	156	180	46	34%
55 to 59	101	116	126	170	69	68%
60 to 61	36	49	61	71	35	97%
62 to 64	46	58	72	79	33	72%
65 to 69	63	84	109	118	55	87%
70 to 74	29	45	92	92	63	217%
75 to 79	38	46	101	85	47	124%
80 to 84	25	27	68	85	60	240%
85 and over	38	42	77	112	74	195%
Median Age	33.1	33.3	35.4	36.1	3.0	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,922	2,983	3,615	3,633	711	24%
Hispanic	1,526	1,733	2,396	2,594	1,068	70%
Non-Hispanic	1,396	1,250	1,219	1,039	-357	-26%
White	1,153	1,012	939	765	-388	-34%
Black	88	82	71	51	-37	-42%
American Indian	9	7	7	6	-3	-33%
Asian	72	74	102	110	38	53%
Hawaiian / Pacific Islander	7	8	14	16	9	129%
Other	3	3	3	3	0	0%
Two or More Races	64	64	83	88	24	38%

GROWTH TRENDS IN TOTAL POPULATION



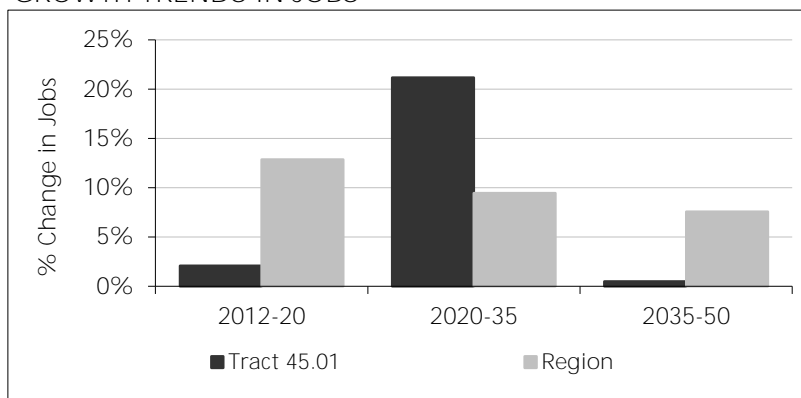
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	420	420	435	475	55	13%
Civilian Jobs	420	420	435	475	55	13%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	59	59	59	59	0	0%
Developed Acres	58	58	58	59	0	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	27	27	19	19	-7	-28%
Multiple Family	20	20	28	28	8	37%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	2	2	2	--
Industrial	0	0	0	0	0	0%
Commercial/Services	3	3	2	2	-1	-36%
Office	1	1	0	0	0	-60%
Schools	0	0	0	0	0	0%
Roads and Freeways	7	7	7	7	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	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	0%
Multiple Family	0	0	0	0	0	-100%
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	97.6	94.2	121.5	132.7	35.0	36%
Residential Density ⁴	30.6	30.5	34.7	35.1	4.5	15%

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