

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 39.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,224	4,195	4,572	4,863	639	15%
Household Population	4,224	4,195	4,572	4,863	639	15%
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	1,035	1,035	1,116	1,222	187	18%
Single Family	821	821	825	807	-14	-2%
Multiple Family	214	214	291	415	201	94%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	978	976	1,069	1,151	173	18%
Single Family	776	776	810	780	4	1%
Multiple Family	202	200	259	371	169	84%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.5%	5.7%	4.2%	5.8%	0.3	5%
Single Family	5.5%	5.5%	1.8%	3.3%	-2.2	-40%
Multiple Family	5.6%	6.5%	11.0%	10.6%	5.0	89%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.32	4.30	4.28	4.23	-0.1	-2%

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	137	98	104	106	-31	-23%
\$15,000-\$29,999	397	224	212	227	-170	-43%
\$30,000-\$44,999	228	219	218	238	10	4%
\$45,000-\$59,999	106	156	183	156	50	47%
\$60,000-\$74,999	50	104	131	143	93	186%
\$75,000-\$99,999	25	65	95	128	103	412%
\$100,000-\$124,999	24	43	23	45	21	88%
\$125,000-\$149,999	1	40	52	40	39	3900%
\$150,000-\$199,999	4	25	48	62	58	1450%
\$200,000 or more	6	2	3	6	0	0%
Total Households	978	976	1,069	1,151	173	18%
Median Household Income						
Adjusted for inflation (\$2010)	\$28,300	\$41,370	\$45,041	\$45,433	\$17,133	61%

*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.

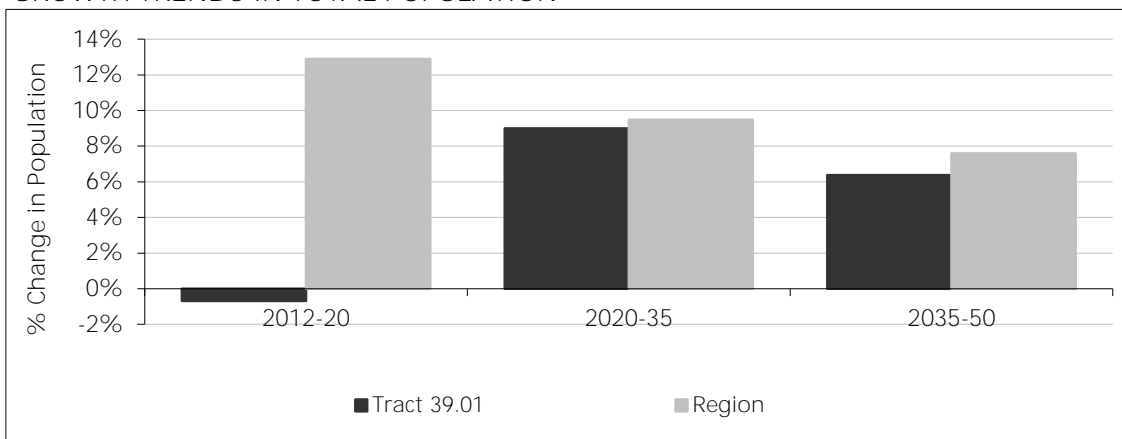
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,224	4,195	4,572	4,863	639	15%
Under 5	406	455	456	430	24	6%
5 to 9	413	396	452	456	43	10%
10 to 14	413	367	402	432	19	5%
15 to 17	252	207	220	248	-4	-2%
18 to 19	208	167	164	179	-29	-14%
20 to 24	391	386	339	381	-10	-3%
25 to 29	357	391	342	335	-22	-6%
30 to 34	289	274	305	280	-9	-3%
35 to 39	320	304	372	313	-7	-2%
40 to 44	270	225	302	266	-4	-1%
45 to 49	241	225	252	297	56	23%
50 to 54	200	209	218	289	89	45%
55 to 59	160	192	178	262	102	64%
60 to 61	61	82	84	103	42	69%
62 to 64	72	96	112	132	60	83%
65 to 69	72	104	147	161	89	124%
70 to 74	36	51	95	99	63	175%
75 to 79	14	13	29	34	20	143%
80 to 84	28	27	58	75	47	168%
85 and over	21	24	45	91	70	333%
Median Age	25.4	26.5	28.7	29.6	4.2	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,224	4,195	4,572	4,863	639	15%
Hispanic	3,716	3,770	4,236	4,586	870	23%
Non-Hispanic	508	425	336	277	-231	-45%
White	56	43	32	27	-29	-52%
Black	382	318	229	166	-216	-57%
American Indian	13	9	9	8	-5	-38%
Asian	21	21	24	27	6	29%
Hawaiian / Pacific Islander	7	7	11	17	10	143%
Other	1	1	1	1	0	0%
Two or More Races	28	26	30	31	3	11%

GROWTH TRENDS IN TOTAL POPULATION



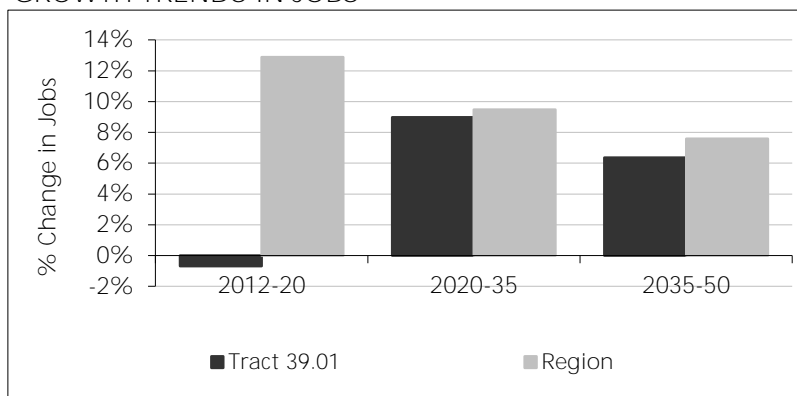
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	144	144	146	191	47	33%
Civilian Jobs	144	144	146	191	47	33%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	163	163	163	163	0	0%
Developed Acres	160	160	160	163	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	69	69	66	63	-5	-8%
Multiple Family	8	8	10	15	7	97%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	1	1	--
Industrial	7	6	6	8	1	9%
Commercial/Services	8	8	8	7	-1	-18%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	65	66	66	66	1	1%
Agricultural and Extractive ²	3	3	3	3	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	3	3	3	0	-3	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	1	1	1	0	-1	-97%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	0	-1	-100%
Commercial/Services	0	0	0	0	0	-100%
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	9.6	10.0	10.1	12.8	3.3	34%
Residential Density ⁴	13.6	13.6	14.6	15.5	1.9	14%

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