

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 20.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,361	3,479	3,556	3,575	214	6%
Household Population	3,361	3,479	3,556	3,575	214	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	1,606	1,623	1,685	1,689	83	5%
Single Family	1,560	1,577	1,576	1,580	20	1%
Multiple Family	46	46	109	109	63	137%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,600	1,610	1,665	1,659	59	4%
Single Family	1,554	1,567	1,568	1,567	13	1%
Multiple Family	46	43	97	92	46	100%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.4%	0.8%	1.2%	1.8%	1.4	350%
Single Family	0.4%	0.6%	0.5%	0.8%	0.4	100%
Multiple Family	0.0%	6.5%	11.0%	15.6%	15.6	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.10	2.16	2.14	2.15	0.0	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	51	176	160	142	91	178%
\$15,000-\$29,999	120	193	169	187	67	56%
\$30,000-\$44,999	128	136	167	149	21	16%
\$45,000-\$59,999	155	165	128	65	-90	-58%
\$60,000-\$74,999	76	126	141	163	87	114%
\$75,000-\$99,999	153	193	173	163	10	7%
\$100,000-\$124,999	201	156	200	175	-26	-13%
\$125,000-\$149,999	112	111	75	140	28	25%
\$150,000-\$199,999	237	121	187	175	-62	-26%
\$200,000 or more	367	233	265	300	-67	-18%
Total Households	1,600	1,610	1,665	1,659	59	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$114,552	\$76,166	\$84,754	\$93,942	(\$20,610)	-18%

*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.

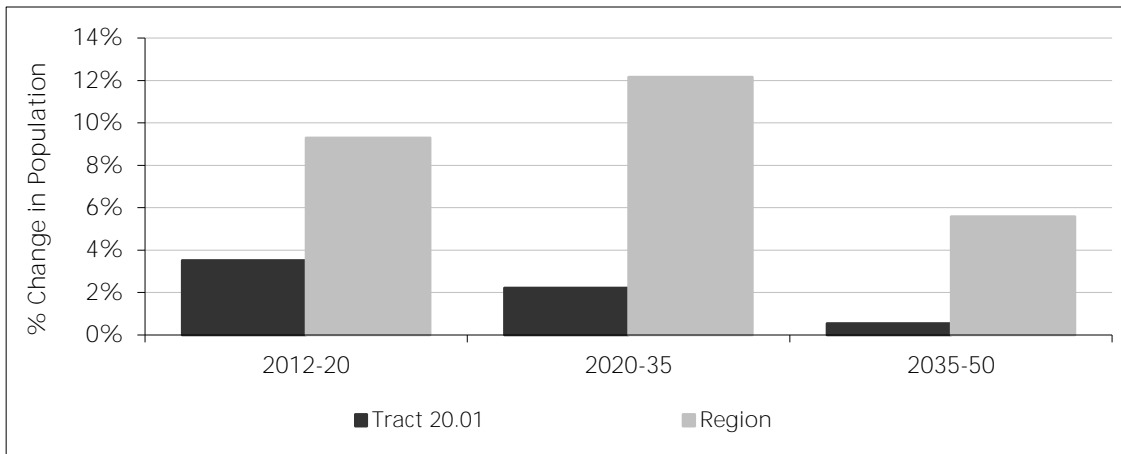
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,361	3,479	3,556	3,575	214	6%
Under 5	139	180	255	294	155	112%
5 to 9	172	200	295	355	183	106%
10 to 14	172	172	222	269	97	56%
15 to 17	86	80	119	161	75	87%
18 to 19	38	19	35	54	16	42%
20 to 24	99	95	115	143	44	44%
25 to 29	106	111	145	156	50	47%
30 to 34	135	142	183	199	64	47%
35 to 39	179	212	237	236	57	32%
40 to 44	240	209	176	114	-126	-53%
45 to 49	282	229	241	224	-58	-21%
50 to 54	337	266	275	307	-30	-9%
55 to 59	343	329	261	318	-25	-7%
60 to 61	123	133	82	89	-34	-28%
62 to 64	187	207	150	142	-45	-24%
65 to 69	278	343	239	186	-92	-33%
70 to 74	156	246	196	132	-24	-15%
75 to 79	119	144	140	50	-69	-58%
80 to 84	60	57	95	95	35	58%
85 and over	110	105	95	51	-59	-54%
Median Age	50.5	51.7	44.9	38.3	-12.2	-24%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,361	3,479	3,556	3,575	214	6%
Hispanic	346	544	1,566	2,500	2,154	623%
Non-Hispanic	3,015	2,935	1,990	1,075	-1,940	-64%
White	2,752	2,582	1,192	0	-2,752	-100%
Black	49	62	98	97	48	98%
American Indian	13	15	32	35	22	169%
Asian	107	147	371	510	403	377%
Hawaiian / Pacific Islander	9	13	33	57	48	533%
Other	6	7	15	17	11	183%
Two or More Races	79	109	249	359	280	354%

GROWTH TRENDS IN TOTAL POPULATION



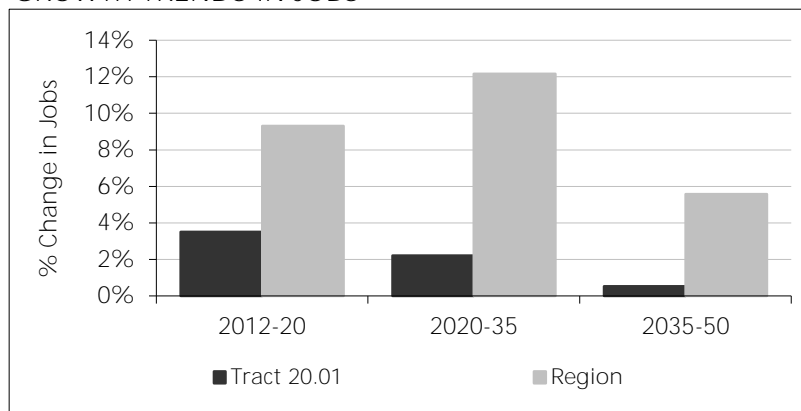
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	931	931	954	1,285	354	38%
Civilian Jobs	931	931	954	1,285	354	38%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	611	611	611	611	0	0%
Developed Acres	571	573	573	574	3	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	282	284	284	284	3	1%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	1	0	-2	-100%
Mixed Use	0	0	1	1	1	--
Industrial	0	0	0	0	0	0%
Commercial/Services	7	7	8	16	9	121%
Office	2	2	2	2	0	-5%
Schools	8	8	8	0	-8	-98%
Roads and Freeways	160	160	160	160	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	109	109	109	109	0	0%
Vacant Developable Acres	3	1	1	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	1	1	0	-3	-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	37	37	37	37	0	0%
Employment Density ³	52.8	52.8	53.9	68.0	15.2	29%
Residential Density ⁴	5.6	5.7	5.9	5.9	0.3	5%

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