

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 118.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,880	3,757	4,677	6,166	2,286	59%
Household Population	3,750	3,632	4,550	6,039	2,289	61%
Group Quarters Population	130	125	127	127	-3	-2%
Civilian	8	3	5	5	-3	-38%
Military	122	122	122	122	0	0%
Total Housing Units	1,111	1,032	1,309	1,832	721	65%
Single Family	833	782	725	724	-109	-13%
Multiple Family	278	250	584	1,108	830	299%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,056	988	1,249	1,698	642	61%
Single Family	800	757	706	692	-108	-14%
Multiple Family	256	231	543	1,006	750	293%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.0%	4.3%	4.6%	7.3%	2.3	46%
Single Family	4.0%	3.2%	2.6%	4.4%	0.4	10%
Multiple Family	7.9%	7.6%	7.0%	9.2%	1.3	16%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.55	3.68	3.64	3.56	0.0	0%

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	104	125	104	142	38	37%
\$15,000-\$29,999	215	236	222	284	69	32%
\$30,000-\$44,999	210	174	275	302	92	44%
\$45,000-\$59,999	190	150	194	260	70	37%
\$60,000-\$74,999	97	107	145	186	89	92%
\$75,000-\$99,999	102	72	131	215	113	111%
\$100,000-\$124,999	46	104	58	110	64	139%
\$125,000-\$149,999	51	16	95	118	67	131%
\$150,000-\$199,999	34	4	21	75	41	121%
\$200,000 or more	7	0	4	6	-1	-14%
Total Households	1,056	988	1,249	1,698	642	61%
Median Household Income						
Adjusted for inflation (\$2010)	\$44,929	\$41,466	\$46,817	\$51,981	\$7,052	16%

*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.

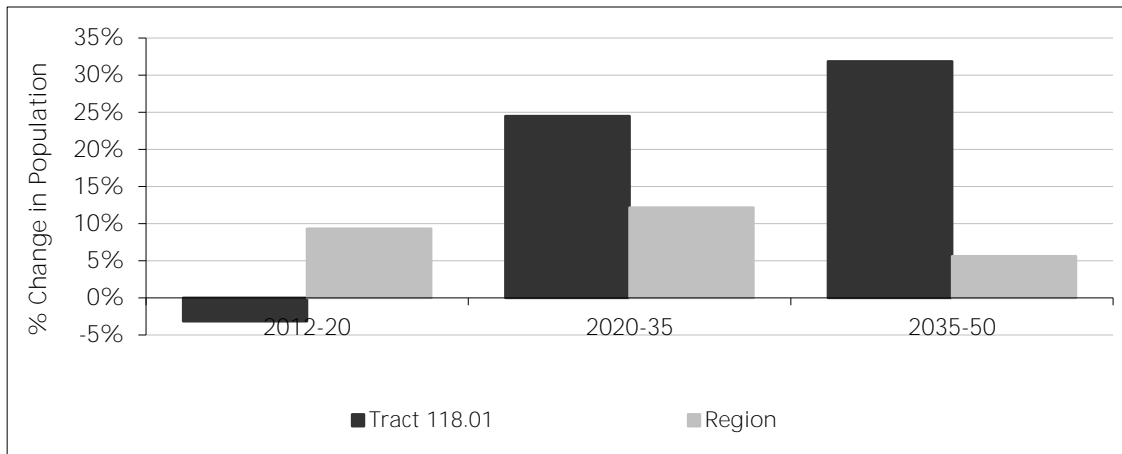
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,880	3,757	4,677	6,166	2,286	59%
Under 5	301	323	344	405	104	35%
5 to 9	283	266	334	405	122	43%
10 to 14	317	274	326	417	100	32%
15 to 17	216	172	194	259	43	20%
18 to 19	160	118	142	185	25	16%
20 to 24	357	320	310	413	56	16%
25 to 29	332	336	321	386	54	16%
30 to 34	227	209	256	296	69	30%
35 to 39	270	252	338	366	96	36%
40 to 44	246	207	318	356	110	45%
45 to 49	256	236	299	411	155	61%
50 to 54	226	215	249	373	147	65%
55 to 59	215	237	271	458	243	113%
60 to 61	82	106	134	196	114	139%
62 to 64	97	115	143	193	96	99%
65 to 69	111	150	239	322	211	190%
70 to 74	76	103	209	270	194	255%
75 to 79	35	39	92	137	102	291%
80 to 84	36	37	87	159	123	342%
85 and over	37	42	71	159	122	330%
Median Age	29.6	31.7	36.6	39.3	9.7	33%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,880	3,757	4,677	6,166	2,286	59%
Hispanic	3,053	3,080	4,024	5,406	2,353	77%
Non-Hispanic	827	677	653	760	-67	-8%
White	294	186	1	0	-294	-100%
Black	71	55	26	0	-71	-100%
American Indian	7	7	12	17	10	143%
Asian	403	376	530	629	226	56%
Hawaiian / Pacific Islander	17	17	22	28	11	65%
Other	1	2	5	7	6	600%
Two or More Races	34	34	57	79	45	132%

GROWTH TRENDS IN TOTAL POPULATION



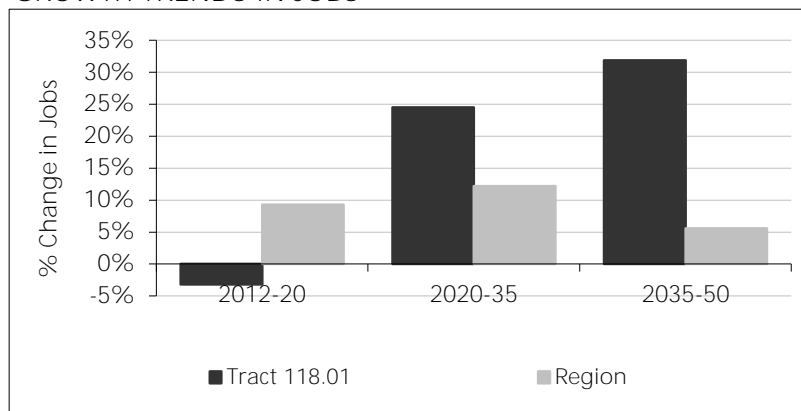
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	446	781	927	927	481	108%
Civilian Jobs	446	781	927	927	481	108%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	161	161	161	161	0	0%
Developed Acres	160	161	161	161	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	70	67	63	63	-7	-11%
Multiple Family	7	6	11	11	3	48%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	11	15	19	19	--
Industrial	0	0	0	0	0	0%
Commercial/Services	14	9	5	3	-11	-77%
Office	3	3	1	0	-3	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	65	65	65	65	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	1	0	0	0	-1	-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	-100%
Mixed Use	0	0	0	0	0	-100%
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	24.8	44.6	62.7	70.5	45.7	184%
Residential Density ⁴	14.4	13.2	16.2	22.2	7.8	54%

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