

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 105.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,438	1,472	1,649	1,625	187	13%
Household Population	1,438	1,472	1,649	1,625	187	13%
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	603	603	681	693	90	15%
Single Family	419	419	417	411	-8	-2%
Multiple Family	109	109	264	282	173	159%
Mobile Homes	75	75	0	0	-75	-100%
Occupied Housing Units	554	553	613	605	51	9%
Single Family	372	369	368	356	-16	-4%
Multiple Family	108	109	245	249	141	131%
Mobile Homes	74	75	0	0	-74	-100%
Vacancy Rate	8.1%	8.3%	10.0%	12.7%	4.6	57%
Single Family	11.2%	11.9%	11.8%	13.4%	2.2	20%
Multiple Family	0.9%	0.0%	7.2%	11.7%	10.8	1200%
Mobile Homes	1.3%	0.0%	0.0%	0.0%	-1.3	-100%
Persons per Household	2.60	2.66	2.69	2.69	0.1	3%

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	110	123	112	92	-18	-16%
\$15,000-\$29,999	72	123	93	90	18	25%
\$30,000-\$44,999	84	99	115	118	34	40%
\$45,000-\$59,999	71	62	94	85	14	20%
\$60,000-\$74,999	59	38	44	49	-10	-17%
\$75,000-\$99,999	48	42	57	64	16	33%
\$100,000-\$124,999	45	31	39	36	-9	-20%
\$125,000-\$149,999	22	26	21	24	2	9%
\$150,000-\$199,999	23	8	35	41	18	78%
\$200,000 or more	20	1	3	6	-14	-70%
Total Households	554	553	613	605	51	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$47,324	\$34,621	\$43,239	\$45,441	(\$1,883)	-4%

*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.

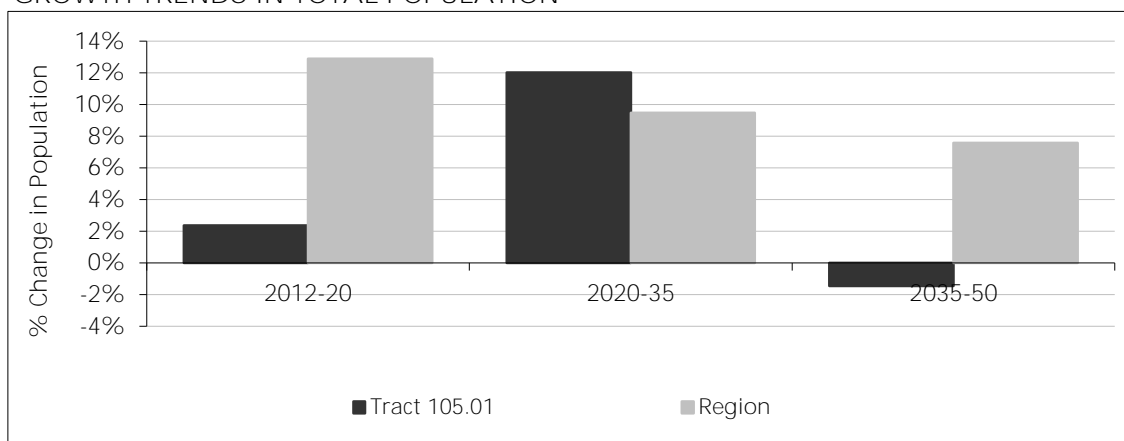
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,438	1,472	1,649	1,625	187	13%
Under 5	76	86	79	77	1	1%
5 to 9	73	75	74	65	-8	-11%
10 to 14	79	75	90	89	10	13%
15 to 17	37	36	43	42	5	14%
18 to 19	42	34	34	42	0	0%
20 to 24	73	67	68	66	-7	-10%
25 to 29	118	115	101	90	-28	-24%
30 to 34	106	97	98	89	-17	-16%
35 to 39	89	92	92	73	-16	-18%
40 to 44	89	77	87	72	-17	-19%
45 to 49	110	90	101	89	-21	-19%
50 to 54	127	98	102	94	-33	-26%
55 to 59	105	110	107	141	36	34%
60 to 61	40	48	42	44	4	10%
62 to 64	47	62	64	77	30	64%
65 to 69	58	83	105	113	55	95%
70 to 74	61	99	128	99	38	62%
75 to 79	39	51	95	94	55	141%
80 to 84	36	35	64	56	20	56%
85 and over	33	42	75	113	80	242%
Median Age	41.5	43.8	47.9	51.0	9.5	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,438	1,472	1,649	1,625	187	13%
Hispanic	482	595	849	1,143	661	137%
Non-Hispanic	956	877	800	482	-474	-50%
White	792	715	574	209	-583	-74%
Black	16	15	21	22	6	38%
American Indian	9	7	3	2	-7	-78%
Asian	83	81	118	143	60	72%
Hawaiian / Pacific Islander	2	2	2	4	2	100%
Other	2	2	1	1	-1	-50%
Two or More Races	52	55	81	101	49	94%

GROWTH TRENDS IN TOTAL POPULATION



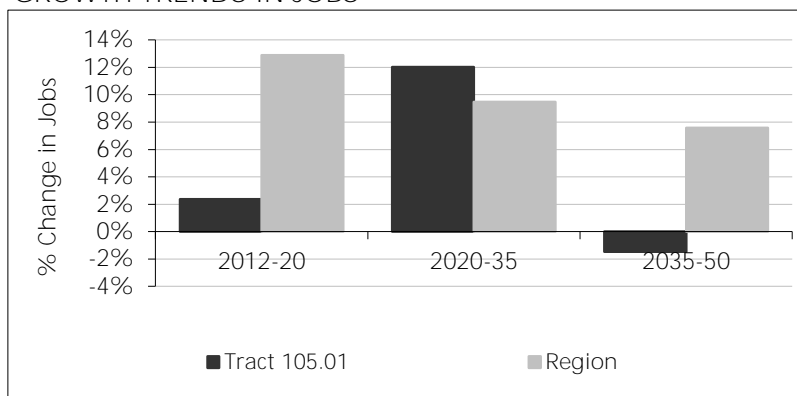
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	184	187	262	270	86	47%
Civilian Jobs	184	187	262	270	86	47%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	112	112	112	112	0	0%
Developed Acres	112	112	112	112	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	54	54	54	54	0	-1%
Multiple Family	3	3	3	4	0	8%
Mobile Homes	2	2	0	0	-2	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	4	4	4	--
Industrial	0	0	0	0	0	0%
Commercial/Services	8	8	7	7	-1	-12%
Office	0	0	0	0	0	0%
Schools	3	3	3	3	0	0%
Roads and Freeways	35	35	35	35	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	1	1	0	0	0	-62%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-40%
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	15.6	15.8	20.5	21.2	5.6	36%
Residential Density ⁴	10.0	10.0	11.5	11.6	1.6	16%

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