

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 104.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,494	2,533	2,696	2,557	63	3%
Household Population	2,494	2,533	2,696	2,557	63	3%
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	804	819	864	864	60	7%
Single Family	488	484	478	478	-10	-2%
Multiple Family	316	335	386	386	70	22%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	770	770	814	775	5	1%
Single Family	452	439	440	420	-32	-7%
Multiple Family	318	331	374	355	37	12%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.2%	6.0%	5.8%	10.3%	6.1	145%
Single Family	7.4%	9.3%	7.9%	12.1%	4.7	64%
Multiple Family	-0.6%	1.2%	3.1%	8.0%	8.6	-1433%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.24	3.29	3.31	3.30	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	99	65	60	43	-56	-57%
\$15,000-\$29,999	132	123	106	97	-35	-27%
\$30,000-\$44,999	150	129	109	111	-39	-26%
\$45,000-\$59,999	111	123	142	107	-4	-4%
\$60,000-\$74,999	100	101	106	97	-3	-3%
\$75,000-\$99,999	104	100	124	118	14	13%
\$100,000-\$124,999	51	42	60	82	31	61%
\$125,000-\$149,999	14	28	32	36	22	157%
\$150,000-\$199,999	6	43	42	40	34	567%
\$200,000 or more	3	16	33	44	41	1367%
Total Households	770	770	814	775	5	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$45,541	\$53,293	\$58,944	\$64,562	\$19,021	42%

*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.

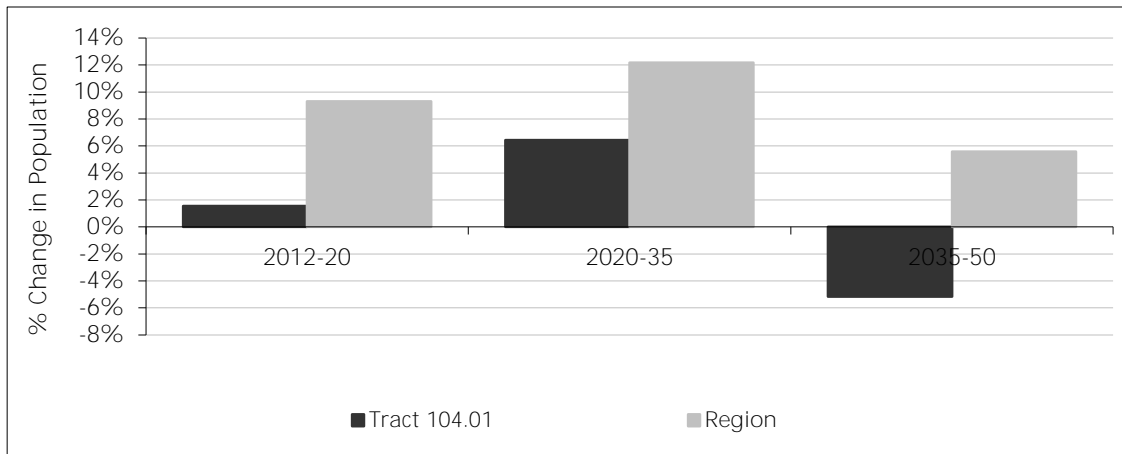
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,494	2,533	2,696	2,557	63	3%
Under 5	183	213	203	172	-11	-6%
5 to 9	177	176	178	154	-23	-13%
10 to 14	189	177	178	166	-23	-12%
15 to 17	117	104	99	95	-22	-19%
18 to 19	96	78	72	69	-27	-28%
20 to 24	216	210	186	162	-54	-25%
25 to 29	224	234	212	185	-39	-17%
30 to 34	165	161	177	148	-17	-10%
35 to 39	198	191	208	155	-43	-22%
40 to 44	187	160	192	152	-35	-19%
45 to 49	162	142	149	139	-23	-14%
50 to 54	173	165	169	183	10	6%
55 to 59	115	122	110	136	21	18%
60 to 61	39	48	40	40	1	3%
62 to 64	42	59	57	58	16	38%
65 to 69	51	75	96	93	42	82%
70 to 74	39	61	95	78	39	100%
75 to 79	39	52	98	93	54	138%
80 to 84	31	35	70	95	64	206%
85 and over	51	70	107	184	133	261%
Median Age	31.4	32.3	36.0	39.1	7.7	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,494	2,533	2,696	2,557	63	3%
Hispanic	1,595	1,780	2,076	2,186	591	37%
Non-Hispanic	899	753	620	371	-528	-59%
White	601	492	322	89	-512	-85%
Black	92	76	86	78	-14	-15%
American Indian	10	8	3	2	-8	-80%
Asian	119	106	126	121	2	2%
Hawaiian / Pacific Islander	9	8	8	8	-1	-11%
Other	6	2	1	1	-5	-83%
Two or More Races	62	61	74	72	10	16%

GROWTH TRENDS IN TOTAL POPULATION



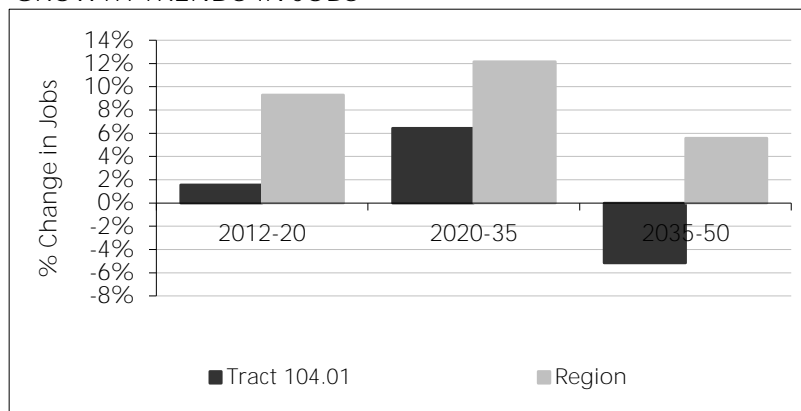
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	222	222	251	251	29	13%
Civilian Jobs	222	222	251	251	29	13%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	100	100	100	100	0	0%
Developed Acres	100	100	100	100	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	48	48	47	47	-1	-3%
Multiple Family	9	10	10	10	1	12%
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	4	4	2	2	-2	-55%
Office	0	0	0	0	0	0%
Schools	6	6	6	6	0	0%
Roads and Freeways	33	33	33	33	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	0%
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	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	0	0	0	0	0	0%
Employment Density ³	22.7	22.7	28.6	28.6	5.8	26%
Residential Density ⁴	14.1	14.3	14.9	14.9	0.8	6%

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