

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 24.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,604	4,916	5,791	5,956	1,352	29%
Household Population	4,594	4,911	5,782	5,944	1,350	29%
Group Quarters Population	10	5	9	12	2	20%
Civilian	10	5	9	12	2	20%
Military	0	0	0	0	0	0%
Total Housing Units	1,690	1,757	1,992	2,095	405	24%
Single Family	778	845	719	670	-108	-14%
Multiple Family	912	912	1,273	1,425	513	56%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,608	1,687	1,945	2,012	404	25%
Single Family	716	800	686	627	-89	-12%
Multiple Family	892	887	1,259	1,385	493	55%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.9%	4.0%	2.4%	4.0%	-0.9	-18%
Single Family	8.0%	5.3%	4.6%	6.4%	-1.6	-20%
Multiple Family	2.2%	2.7%	1.1%	2.8%	0.6	27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.86	2.91	2.97	2.95	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	209	245	252	223	14	7%
\$15,000-\$29,999	379	331	397	393	14	4%
\$30,000-\$44,999	285	362	355	324	39	14%
\$45,000-\$59,999	243	243	318	320	77	32%
\$60,000-\$74,999	128	174	193	211	83	65%
\$75,000-\$99,999	180	146	211	231	51	28%
\$100,000-\$124,999	81	68	78	141	60	74%
\$125,000-\$149,999	41	63	57	43	2	5%
\$150,000-\$199,999	31	42	68	96	65	210%
\$200,000 or more	31	13	16	30	-1	-3%
Total Households	1,608	1,687	1,945	2,012	404	25%
Median Household Income						
Adjusted for inflation (\$2010)	\$41,368	\$41,084	\$43,669	\$48,094	\$6,726	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.

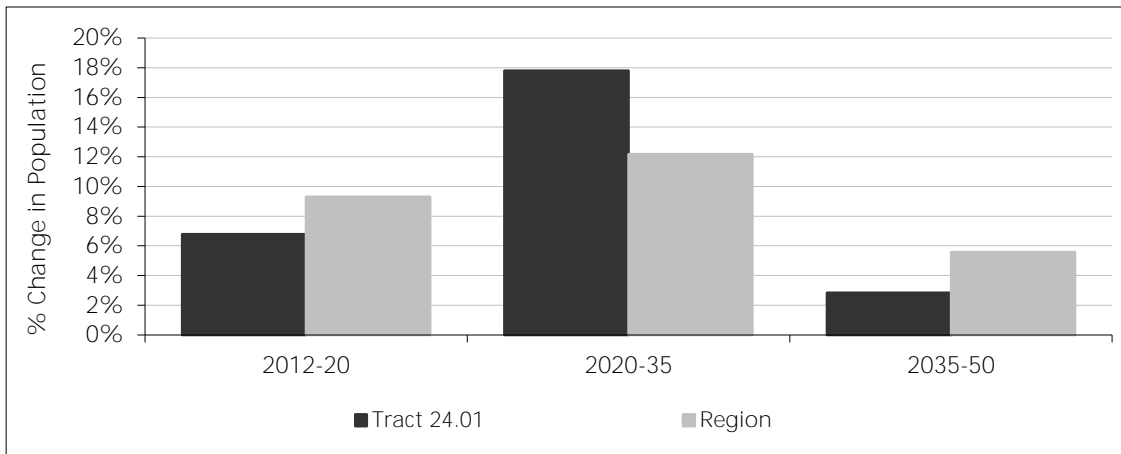
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,604	4,916	5,791	5,956	1,352	29%
Under 5	384	467	523	495	111	29%
5 to 9	348	378	482	471	123	35%
10 to 14	372	382	475	500	128	34%
15 to 17	236	220	268	290	54	23%
18 to 19	164	141	165	185	21	13%
20 to 24	387	407	379	397	10	3%
25 to 29	436	479	441	425	-11	-3%
30 to 34	418	428	488	451	33	8%
35 to 39	377	404	517	444	67	18%
40 to 44	361	342	525	472	111	31%
45 to 49	298	296	369	418	120	40%
50 to 54	254	257	278	347	93	37%
55 to 59	213	248	249	344	131	62%
60 to 61	53	71	79	95	42	79%
62 to 64	84	108	114	128	44	52%
65 to 69	83	123	160	167	84	101%
70 to 74	51	75	119	111	60	118%
75 to 79	31	35	66	73	42	135%
80 to 84	31	31	65	91	60	194%
85 and over	23	24	29	52	29	126%
Median Age	29.7	29.8	31.7	32.4	2.7	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,604	4,916	5,791	5,956	1,352	29%
Hispanic	2,859	3,394	4,673	5,102	2,243	78%
Non-Hispanic	1,745	1,522	1,118	854	-891	-51%
White	770	547	122	0	-770	-100%
Black	468	445	356	235	-233	-50%
American Indian	17	17	17	13	-4	-24%
Asian	347	362	447	422	75	22%
Hawaiian / Pacific Islander	20	25	36	44	24	120%
Other	10	10	9	8	-2	-20%
Two or More Races	113	116	131	132	19	17%

GROWTH TRENDS IN TOTAL POPULATION



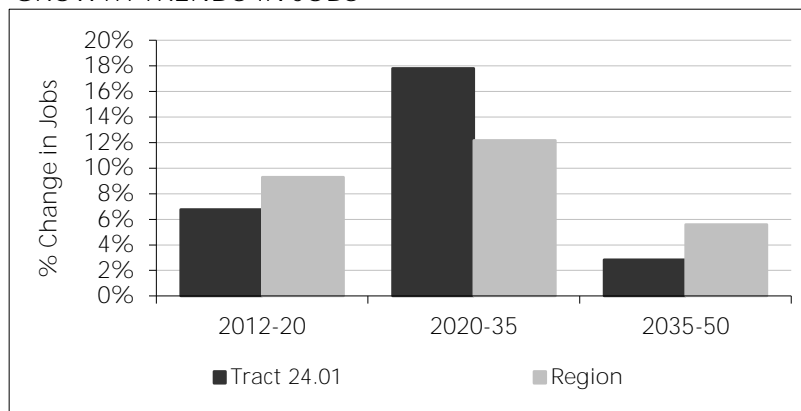
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	363	364	540	540	177	49%
Civilian Jobs	363	364	540	540	177	49%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	150	150	150	150	0	0%
Developed Acres	148	149	150	150	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	56	57	49	45	-11	-19%
Multiple Family	18	18	25	28	10	56%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	8	9	9	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	8	8	3	2	-6	-73%
Office	0	0	0	0	0	0%
Schools	7	7	7	7	0	0%
Roads and Freeways	48	48	48	48	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	2	1	0	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-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	1	1	1	1	0	0%
Employment Density ³	23.6	23.4	39.2	39.8	16.3	69%
Residential Density ⁴	22.9	23.5	25.7	27.0	4.1	18%

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