

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 195.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,190	4,232	4,270	5,205	1,015	24%
Household Population	4,142	4,188	4,207	5,130	988	24%
Group Quarters Population	48	44	63	75	27	56%
Civilian	48	44	63	75	27	56%
Military	0	0	0	0	0	0%
Total Housing Units	880	880	883	1,141	261	30%
Single Family	325	325	322	322	-3	-1%
Multiple Family	555	555	561	819	264	48%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	849	848	849	1,089	240	28%
Single Family	315	315	315	314	-1	0%
Multiple Family	534	533	534	775	241	45%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	3.6%	3.9%	4.6%	1.1	31%
Single Family	3.1%	3.1%	2.2%	2.5%	-0.6	-19%
Multiple Family	3.8%	4.0%	4.8%	5.4%	1.6	42%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.88	4.94	4.96	4.71	-0.2	-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	60	34	33	38	-22	-37%
\$15,000-\$29,999	204	107	75	76	-128	-63%
\$30,000-\$44,999	233	130	136	148	-85	-36%
\$45,000-\$59,999	108	147	113	128	20	19%
\$60,000-\$74,999	112	113	112	161	49	44%
\$75,000-\$99,999	99	143	147	209	110	111%
\$100,000-\$124,999	23	78	103	123	100	435%
\$125,000-\$149,999	7	36	53	79	72	1029%
\$150,000-\$199,999	3	43	46	66	63	2100%
\$200,000 or more	0	17	31	61	61	0%
Total Households	849	848	849	1,089	240	28%
Median Household Income						
Adjusted for inflation (\$2010)	\$40,333	\$60,796	\$69,040	\$74,394	\$34,061	84%

*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.

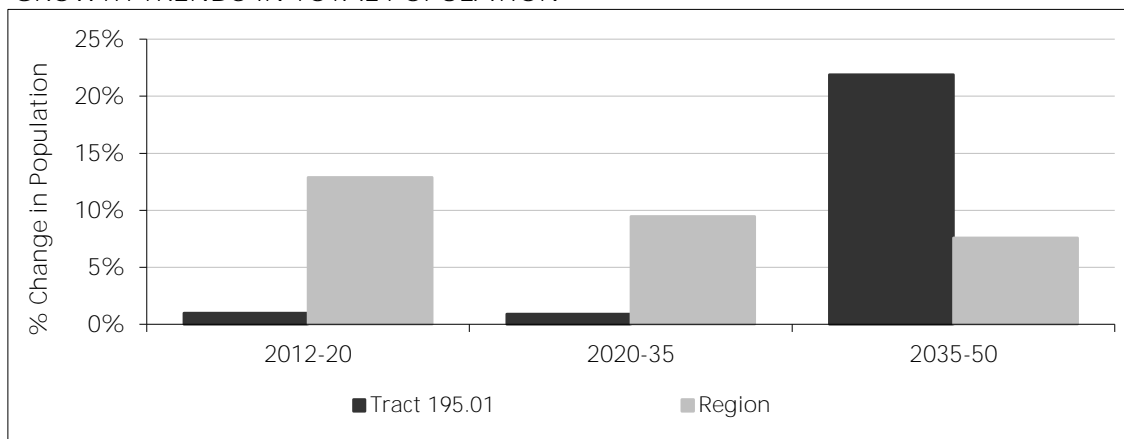
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,190	4,232	4,270	5,205	1,015	24%
Under 5	472	537	491	551	79	17%
5 to 9	450	440	445	511	61	14%
10 to 14	434	401	394	490	56	13%
15 to 17	251	211	193	249	-2	-1%
18 to 19	176	137	121	158	-18	-10%
20 to 24	364	360	298	379	15	4%
25 to 29	373	425	367	440	67	18%
30 to 34	354	357	369	412	58	16%
35 to 39	318	320	380	390	72	23%
40 to 44	277	249	326	352	75	27%
45 to 49	225	218	237	327	102	45%
50 to 54	194	203	196	300	106	55%
55 to 59	99	116	107	178	79	80%
60 to 61	29	41	41	60	31	107%
62 to 64	30	40	42	62	32	107%
65 to 69	50	74	104	135	85	170%
70 to 74	26	37	52	62	36	138%
75 to 79	21	22	38	43	22	105%
80 to 84	18	17	32	46	28	156%
85 and over	29	27	37	60	31	107%
Median Age	24.3	25.4	27.6	28.0	3.7	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,190	4,232	4,270	5,205	1,015	24%
Hispanic	3,655	3,789	3,914	4,856	1,201	33%
Non-Hispanic	535	443	356	349	-186	-35%
White	313	242	157	118	-195	-62%
Black	50	44	36	36	-14	-28%
American Indian	18	14	10	10	-8	-44%
Asian	69	64	74	91	22	32%
Hawaiian / Pacific Islander	26	24	21	24	-2	-8%
Other	11	9	10	13	2	18%
Two or More Races	48	46	48	57	9	19%

GROWTH TRENDS IN TOTAL POPULATION



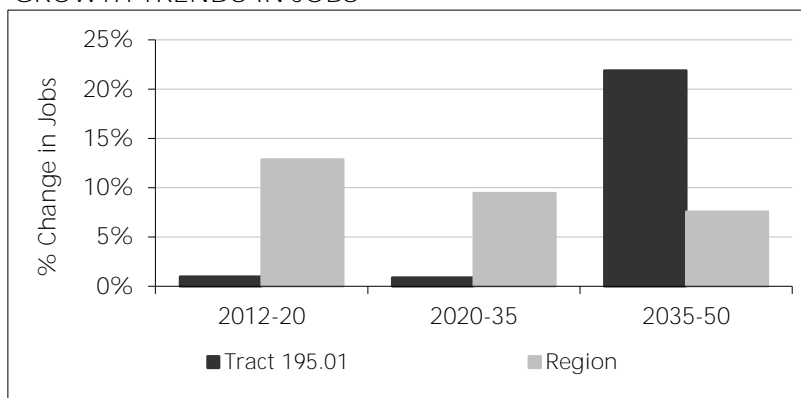
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	632	632	738	797	165	26%
Civilian Jobs	632	632	738	797	165	26%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	193	193	193	193	0	0%
Developed Acres	187	187	188	189	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	45	45	45	45	-1	-1%
Multiple Family	39	39	39	40	1	2%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	5	10	10	--
Industrial	40	28	27	27	-13	-33%
Commercial/Services	13	13	11	7	-6	-49%
Office	0	0	0	0	0	0%
Schools	20	20	20	20	0	0%
Roads and Freeways	26	37	37	37	11	43%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	0	0%
Vacant Developable Acres	2	2	1	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	1	1	0	0	-1	-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	4	4	4	4	0	0%
Employment Density ³	8.7	10.3	12.2	13.7	5.0	57%
Residential Density ⁴	10.2	10.2	9.9	12.4	2.3	22%

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