

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 26.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,210	6,581	6,603	8,637	2,427	39%
Household Population	6,187	6,560	6,577	8,608	2,421	39%
Group Quarters Population	23	21	26	29	6	26%
Civilian	23	21	26	29	6	26%
Military	0	0	0	0	0	0%
Total Housing Units	1,660	1,741	1,742	2,355	695	42%
Single Family	1,203	1,284	1,285	1,126	-77	-6%
Multiple Family	457	457	457	1,229	772	169%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,601	1,671	1,669	2,252	651	41%
Single Family	1,167	1,248	1,258	1,105	-62	-5%
Multiple Family	434	423	411	1,147	713	164%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.6%	4.0%	4.2%	4.4%	0.8	22%
Single Family	3.0%	2.8%	2.1%	1.9%	-1.1	-37%
Multiple Family	5.0%	7.4%	10.1%	6.7%	1.7	34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.86	3.93	3.94	3.82	0.0	-1%

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	261	286	231	275	14	5%
\$15,000-\$29,999	423	395	324	431	8	2%
\$30,000-\$44,999	331	338	366	443	112	34%
\$45,000-\$59,999	251	183	223	348	97	39%
\$60,000-\$74,999	102	188	193	195	93	91%
\$75,000-\$99,999	111	135	148	263	152	137%
\$100,000-\$124,999	53	94	100	108	55	104%
\$125,000-\$149,999	27	39	71	122	95	352%
\$150,000-\$199,999	27	3	3	54	27	100%
\$200,000 or more	15	10	10	13	-2	-13%
Total Households	1,601	1,671	1,669	2,252	651	41%
Median Household Income						
Adjusted for inflation (\$2010)	\$35,279	\$36,857	\$41,455	\$44,221	\$8,942	25%

*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.

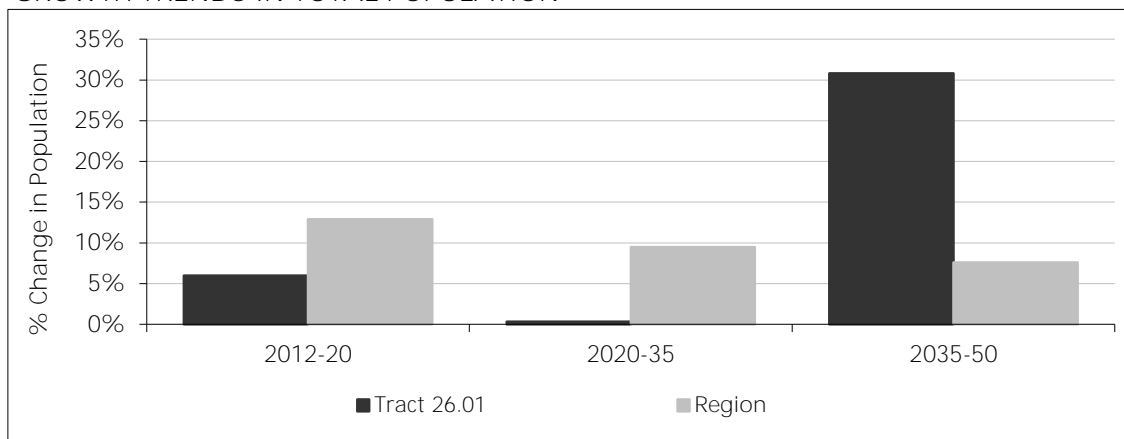
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,210	6,581	6,603	8,637	2,427	39%
Under 5	554	679	612	743	189	34%
5 to 9	537	575	599	742	205	38%
10 to 14	593	575	603	789	196	33%
15 to 17	409	370	378	510	101	25%
18 to 19	246	201	197	268	22	9%
20 to 24	581	585	444	609	28	5%
25 to 29	452	519	422	533	81	18%
30 to 34	424	441	444	532	108	25%
35 to 39	452	474	525	585	133	29%
40 to 44	497	467	586	664	167	34%
45 to 49	414	422	439	617	203	49%
50 to 54	325	349	328	504	179	55%
55 to 59	253	295	266	451	198	78%
60 to 61	77	101	102	151	74	96%
62 to 64	93	124	128	175	82	88%
65 to 69	107	164	191	260	153	143%
70 to 74	69	97	121	156	87	126%
75 to 79	43	51	84	115	72	167%
80 to 84	50	54	94	156	106	212%
85 and over	34	38	40	77	43	126%
Median Age	27.0	27.9	30.5	31.2	4.2	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,210	6,581	6,603	8,637	2,427	39%
Hispanic	4,454	4,993	5,343	7,255	2,801	63%
Non-Hispanic	1,756	1,588	1,260	1,382	-374	-21%
White	349	234	40	0	-349	-100%
Black	240	216	134	110	-130	-54%
American Indian	7	7	7	5	-2	-29%
Asian	1,077	1,051	1,007	1,177	100	9%
Hawaiian / Pacific Islander	9	10	11	17	8	89%
Other	6	6	6	6	0	0%
Two or More Races	68	64	55	67	-1	-1%

GROWTH TRENDS IN TOTAL POPULATION



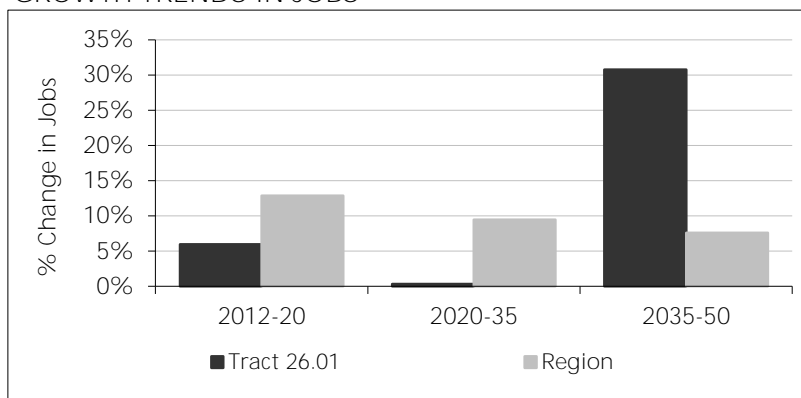
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	685	685	724	1,284	599	87%
Civilian Jobs	685	685	724	1,284	599	87%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	204	204	204	204	0	0%
Developed Acres	199	199	199	199	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	87	87	87	77	-10	-11%
Multiple Family	11	11	11	7	-3	-31%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	6	27	27	--
Industrial	1	1	1	1	-1	-54%
Commercial/Services	13	13	7	2	-12	-88%
Office	1	1	1	0	-1	-100%
Schools	19	19	19	19	0	0%
Roads and Freeways	58	58	58	58	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	0	0%
Vacant Developable Acres	1	0	0	0	-1	-87%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-84%
Multiple Family	0	0	0	0	0	0%
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	5	5	5	5	0	0%
Employment Density ³	20.0	20.0	23.2	37.1	17.1	85%
Residential Density ⁴	17.0	17.8	17.2	24.1	7.1	42%

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