SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 124.01

POPULATION AND HOUSING

					2012 to 2050 Change*	
	2012	2020	2035	2050	Numeric	Percent
Total Population	3,685	3,747	4,026	3,996	311	8%
Household Population	3,607	3,675	3,940	3,898	291	8%
Group Quarters Population	78	72	86	98	20	26%
Civilian	78	72	86	98	20	26%
Military	0	0	0	0	0	0%
Total Housing Units	1,357	1,358	1,472	1,489	132	10%
Single Family	332	333	323	340	8	2%
Multiple Family	859	859	983	983	124	14%
Mobile Homes	166	166	166	166	0	0%
Occupied Housing Units	1,357	1,355	1,454	1,444	87	6%
Single Family	334	331	324	327	-7	-2%
Multiple Family	857	858	969	961	104	12%
Mobile Homes	166	166	161	156	-10	-6%
Vacancy Rate	0.0%	0.2%	1.2%	3.0%	3.0	0%
Single Family	-0.6%	0.6%	-0.3%	3.8%	4.4	-733%
Multiple Family	0.2%	0.1%	1.4%	2.2%	2.0	1000%
Mobile Homes	0.0%	0.0%	3.0%	6.0%	6.0	0%
Persons per Household	2.66	2.71	2.71	2.70	0.0	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

					2012 to 2050 Change*	
	2012	2020	2035	2050	Numeric	Percent
Households by Income Category						
Less than $15,000	131	135	120	101	-30	-23%
$15,000-$29,999	295	247	208	213	-82	-28%
$30,000-$44,999	326	202	217	167	-159	-49%
$45,000-$59,999	191	191	209	214	23	12%
$60,000-$74,999	121	170	196	178	57	47%
$75,000-$99,999	150	163	181	182	32	21%
$100,000-$124,999	68	102	107	152	84	124%
$125,000-$149,999	30	51	81	87	57	190%
$150,000-$199,999	28	76	97	87	59	211%
$200,000 or more	17	18	38	63	46	271%
Total Households	1,357	1,355	1,454	1,444	87	6%
Median Household Income						
Adjusted for inflation ($2010)	$41,618	$52,343	$58,062	$62,275	$20,657	50%

*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.

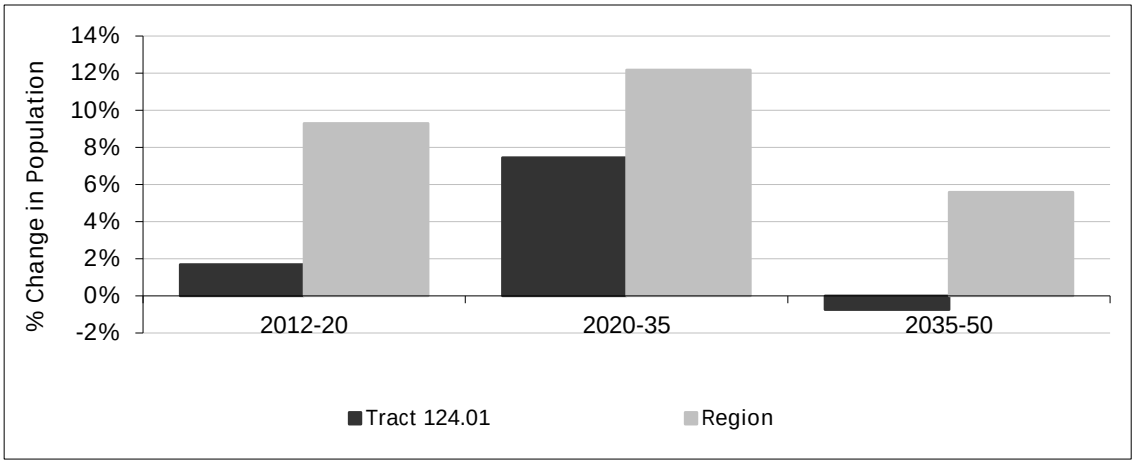
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,685	3,747	4,026	3,996	311	8%
Under 5	300	332	328	298	-2	-1%
5 to 9	273	262	274	244	-29	-11%
10 to 14	301	273	276	261	-40	-13%
15 to 17	199	166	159	155	-44	-22%
18 to 19	100	76	72	72	-28	-28%
20 to 24	328	320	267	264	-64	-20%
25 to 29	333	359	312	288	-45	-14%
30 to 34	270	268	289	271	1	0%
35 to 39	222	219	255	213	-9	-4%
40 to 44	209	185	242	197	-12	-6%
45 to 49	240	218	222	222	-18	-8%
50 to 54	218	215	224	253	35	16%
55 to 59	216	244	221	283	67	31%
60 to 61	59	75	72	86	27	46%
62 to 64	94	119	135	139	45	48%
65 to 69	110	155	198	196	86	78%
70 to 74	74	107	169	160	86	116%
75 to 79	39	49	108	107	68	174%
80 to 84	55	54	121	148	93	169%
85 and over	45	51	82	139	94	209%
Median Age	30.2	31.6	35.7	38.4	8.2	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,685	3,747	4,026	3,996	311	8%
Hispanic	2,535	2,688	3,005	3,069	534	21%
Non-Hispanic	1,150	1,059	1,021	927	-223	-19%
White	619	543	458	368	-251	-41%
Black	207	197	172	141	-66	-32%
American Indian	13	9	6	0	-13	-100%
Asian	231	232	296	321	90	39%
Hawaiian / Pacific Islander	7	6	5	5	-2	-29%
Other	6	5	4	4	-2	-33%
Two or More Races	67	67	80	88	21	31%

GROWTH TRENDS IN TOTAL POPULATION



Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

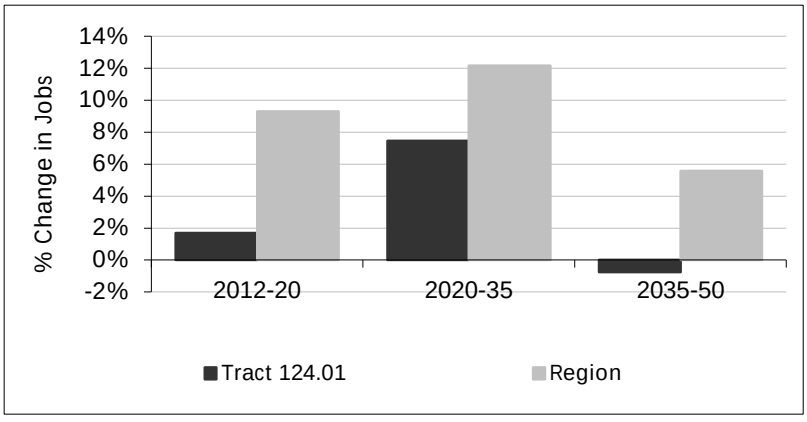
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,904	2,083	2,357	2,465	561	29%
Civilian Jobs	1,904	2,083	2,357	2,465	561	29%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	379	379	379	379	0	0%
Developed Acres	348	354	362	368	20	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	51	51	49	52	1	2%
Multiple Family	28	28	31	31	3	9%
Mobile Homes	12	12	12	12	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	3	3	3	--
Industrial	50	52	54	56	6	12%
Commercial/Services	53	56	59	61	8	15%
Office	4	4	4	4	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	128	128	128	128	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	0	0%
Vacant Developable Acres	21	15	6	0	-20	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	3	3	0	-4	-99%
Multiple Family	0	0	0	0	0	-67%
Mixed Use	0	0	0	0	0	0%
Industrial	6	3	2	0	-5	-95%
Commercial/Services	11	8	1	0	-11	-100%
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	11	11	11	11	0	0%
Employment Density[3]	17.9	18.6	19.8	20.3	2.4	13%
Residential Density[4]	14.8	14.8	15.8	15.4	0.6	4%

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

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org