

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 33.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,267	4,291	4,222	5,870	1,603	38%
Household Population	4,267	4,291	4,222	5,870	1,603	38%
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	1,193	1,193	1,193	1,560	367	31%
Single Family	340	340	340	227	-113	-33%
Multiple Family	853	853	853	1,333	480	56%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,098	1,090	1,081	1,514	416	38%
Single Family	312	304	295	201	-111	-36%
Multiple Family	786	786	786	1,313	527	67%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.0%	8.6%	9.4%	2.9%	-5.1	-64%
Single Family	8.2%	10.6%	13.2%	11.5%	3.3	40%
Multiple Family	7.9%	7.9%	7.9%	1.5%	-6.4	-81%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.89	3.94	3.91	3.88	0.0	0%

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	288	142	128	169	-119	-41%
\$15,000-\$29,999	287	218	209	296	9	3%
\$30,000-\$44,999	140	213	207	233	93	66%
\$45,000-\$59,999	101	188	154	213	112	111%
\$60,000-\$74,999	137	113	105	195	58	42%
\$75,000-\$99,999	62	93	130	173	111	179%
\$100,000-\$124,999	24	42	51	102	78	325%
\$125,000-\$149,999	12	29	31	34	22	183%
\$150,000-\$199,999	43	43	42	63	20	47%
\$200,000 or more	4	9	24	36	32	800%
Total Households	1,098	1,090	1,081	1,514	416	38%

*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.

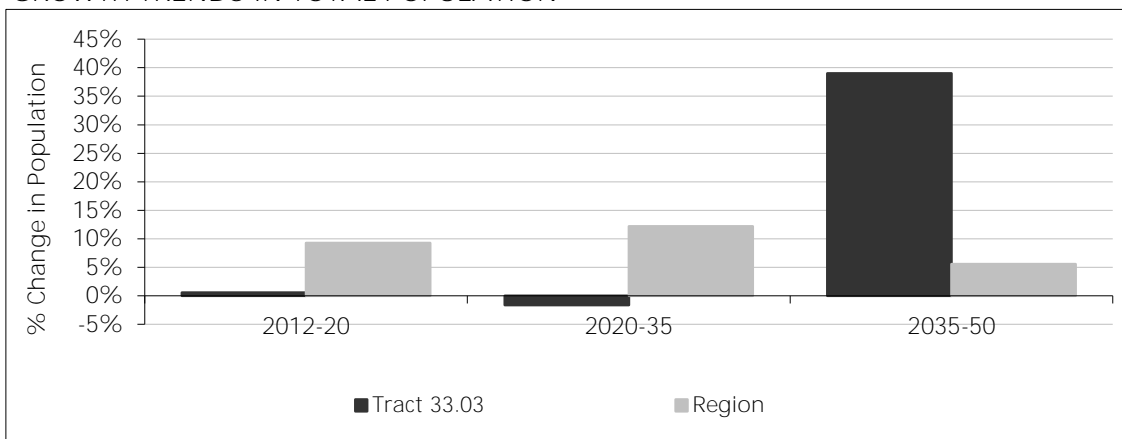
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,267	4,291	4,222	5,870	1,603	38%
Under 5	416	469	403	502	86	21%
5 to 9	412	397	376	491	79	19%
10 to 14	425	379	359	503	78	18%
15 to 17	246	199	176	248	2	1%
18 to 19	167	132	116	162	-5	-3%
20 to 24	357	353	270	386	29	8%
25 to 29	328	362	296	397	69	21%
30 to 34	345	337	332	425	80	23%
35 to 39	290	289	304	367	77	27%
40 to 44	334	291	354	429	95	28%
45 to 49	202	187	194	296	94	47%
50 to 54	205	206	195	312	107	52%
55 to 59	141	166	149	281	140	99%
60 to 61	67	89	84	137	70	104%
62 to 64	79	105	113	161	82	104%
65 to 69	79	116	143	204	125	158%
70 to 74	56	80	117	138	82	146%
75 to 79	45	52	97	138	93	207%
80 to 84	42	44	84	156	114	271%
85 and over	31	38	60	137	106	342%
Median Age	26.7	28.0	31.7	32.9	6.2	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,267	4,291	4,222	5,870	1,603	38%
Hispanic	3,101	3,240	3,349	4,881	1,780	57%
Non-Hispanic	1,166	1,051	873	989	-177	-15%
White	174	143	95	78	-96	-55%
Black	566	495	320	247	-319	-56%
American Indian	11	12	16	22	11	100%
Asian	311	298	324	462	151	49%
Hawaiian / Pacific Islander	19	17	19	29	10	53%
Other	5	6	8	9	4	80%
Two or More Races	80	80	91	142	62	78%

GROWTH TRENDS IN TOTAL POPULATION



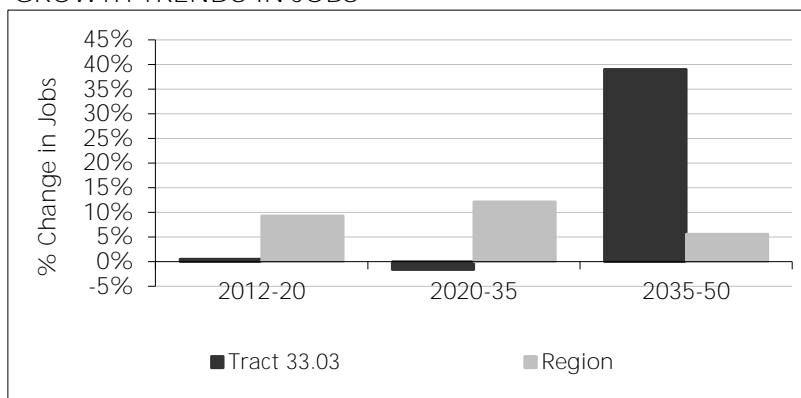
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	99	101	101	101	2	2%
Civilian Jobs	99	101	101	101	2	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	182	182	182	182	0	0%
Developed Acres	181	181	181	182	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	35	35	35	21	-14	-40%
Multiple Family	32	32	32	47	15	46%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	0	0	0	0	0	0%
Commercial/Services	5	4	4	4	0	-5%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	92	92	92	92	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	17	17	17	17	0	0%
Vacant Developable Acres	1	1	1	0	-1	-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	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	20.7	21.6	21.6	21.6	0.9	5%
Residential Density ⁴	17.7	17.7	17.7	22.9	5.1	29%

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