

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 22.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,850	3,880	5,860	5,726	1,876	49%
Household Population	3,849	3,880	5,860	5,726	1,877	49%
Group Quarters Population	1	0	0	0	-1	-100%
Civilian	1	0	0	0	-1	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,279	1,259	1,844	1,844	565	44%
Single Family	393	375	147	147	-246	-63%
Multiple Family	886	884	1,697	1,697	811	92%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,227	1,218	1,825	1,794	567	46%
Single Family	369	354	147	137	-232	-63%
Multiple Family	858	864	1,678	1,657	799	93%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.1%	3.3%	1.0%	2.7%	-1.4	-34%
Single Family	6.1%	5.6%	0.0%	6.8%	0.7	11%
Multiple Family	3.2%	2.3%	1.1%	2.4%	-0.8	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.14	3.19	3.21	3.19	0.0	2%

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	326	167	242	199	-127	-39%
\$15,000-\$29,999	321	254	364	350	29	9%
\$30,000-\$44,999	264	209	310	261	-3	-1%
\$45,000-\$59,999	148	231	290	263	115	78%
\$60,000-\$74,999	64	119	161	220	156	244%
\$75,000-\$99,999	76	109	219	219	143	188%
\$100,000-\$124,999	13	54	96	117	104	800%
\$125,000-\$149,999	13	25	43	57	44	338%
\$150,000-\$199,999	1	39	63	57	56	5600%
\$200,000 or more	1	11	37	51	50	5000%
Total Households	1,227	1,218	1,825	1,794	567	46%
Median Household Income						
Adjusted for inflation (\$2010)	\$28,435	\$43,493	\$44,831	\$49,962	\$21,527	76%

*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.

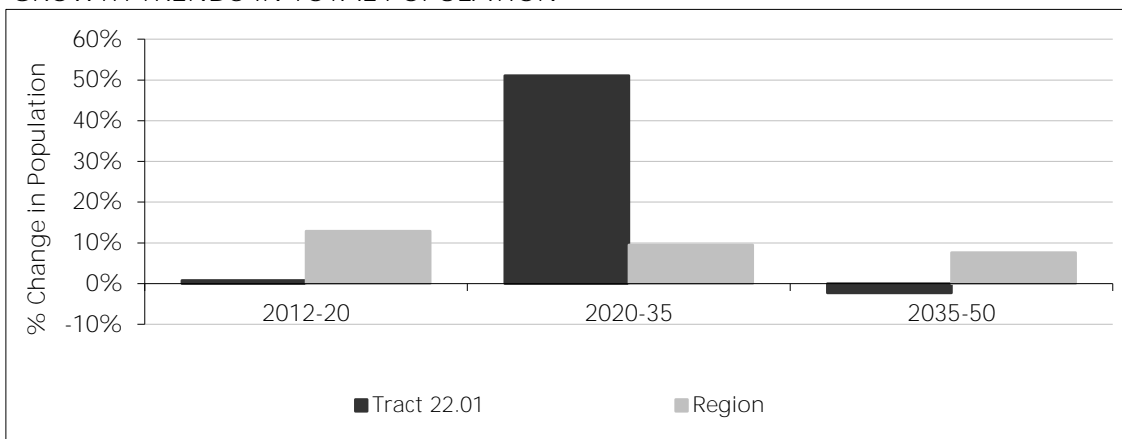
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,850	3,880	5,860	5,726	1,876	49%
Under 5	350	404	565	509	159	45%
5 to 9	355	355	565	528	173	49%
10 to 14	368	345	556	557	189	51%
15 to 17	243	208	324	334	91	37%
18 to 19	159	128	194	199	40	25%
20 to 24	341	345	390	392	51	15%
25 to 29	349	382	488	453	104	30%
30 to 34	333	333	533	488	155	47%
35 to 39	272	275	468	382	110	40%
40 to 44	269	243	493	433	164	61%
45 to 49	195	184	300	320	125	64%
50 to 54	209	203	289	331	122	58%
55 to 59	174	191	247	312	138	79%
60 to 61	58	71	94	105	47	81%
62 to 64	58	69	96	100	42	72%
65 to 69	52	72	129	132	80	154%
70 to 74	24	34	61	60	36	150%
75 to 79	16	16	30	33	17	106%
80 to 84	13	10	19	28	15	115%
85 and over	12	12	19	30	18	150%
Median Age	26.6	27.0	28.4	28.8	2.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,850	3,880	5,860	5,726	1,876	49%
Hispanic	2,428	2,659	4,532	4,722	2,294	94%
Non-Hispanic	1,422	1,221	1,328	1,004	-418	-29%
White	287	190	55	0	-287	-100%
Black	634	555	551	350	-284	-45%
American Indian	4	4	5	5	1	25%
Asian	408	388	591	530	122	30%
Hawaiian / Pacific Islander	12	14	28	29	17	142%
Other	13	11	15	11	-2	-15%
Two or More Races	64	59	83	79	15	23%

GROWTH TRENDS IN TOTAL POPULATION



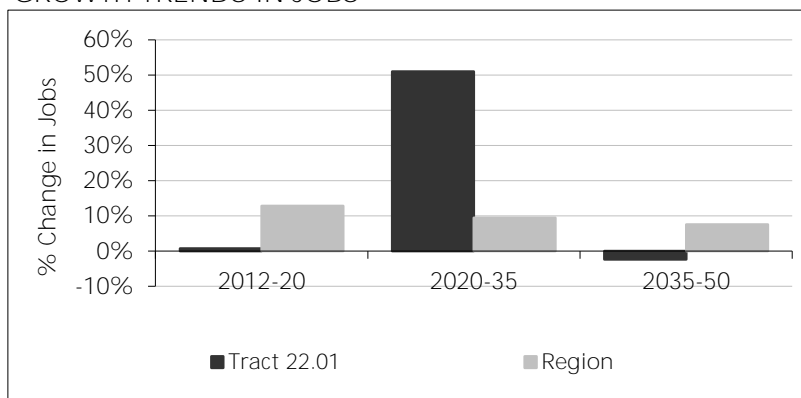
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	407	561	577	577	170	42%
Civilian Jobs	407	561	577	577	170	42%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	88	88	88	88	0	0%
Developed Acres	88	88	88	88	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	22	21	8	8	-14	-62%
Multiple Family	17	17	30	30	13	77%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	6	9	9	9	--
Industrial	3	3	3	3	0	0%
Commercial/Services	6	2	0	0	-6	-100%
Office	1	1	0	0	-1	-100%
Schools	12	12	12	12	0	0%
Roads and Freeways	26	26	26	26	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density ³	18.5	27.2	30.4	30.4	11.9	64%
Residential Density ⁴	32.5	30.7	42.8	42.8	10.3	32%

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