

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,110	3,200	3,261	3,252	142	5%
Household Population	2,848	2,946	3,000	2,985	137	5%
Group Quarters Population	262	254	261	267	5	2%
Civilian	262	254	261	267	5	2%
Military	0	0	0	0	0	0%
Total Housing Units	1,294	1,312	1,315	1,317	23	2%
Single Family	1,174	1,192	1,195	1,197	23	2%
Multiple Family	120	120	120	120	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,254	1,268	1,273	1,266	12	1%
Single Family	1,147	1,162	1,170	1,166	19	2%
Multiple Family	107	106	103	100	-7	-7%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.4%	3.2%	3.9%	0.8	26%
Single Family	2.3%	2.5%	2.1%	2.6%	0.3	13%
Multiple Family	10.8%	11.7%	14.2%	16.7%	5.9	55%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.27	2.32	2.36	2.36	0.1	4%

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	54	140	122	97	43	80%
\$15,000-\$29,999	26	151	137	117	91	350%
\$30,000-\$44,999	90	181	152	123	33	37%
\$45,000-\$59,999	119	161	171	174	55	46%
\$60,000-\$74,999	37	61	87	110	73	197%
\$75,000-\$99,999	129	143	140	134	5	4%
\$100,000-\$124,999	137	73	79	88	-49	-36%
\$125,000-\$149,999	79	75	66	53	-26	-33%
\$150,000-\$199,999	126	120	105	115	-11	-9%
\$200,000 or more	457	163	214	255	-202	-44%
Total Households	1,254	1,268	1,273	1,266	12	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$136,076	\$60,246	\$69,397	\$77,239	(\$58,837)	-43%

*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.

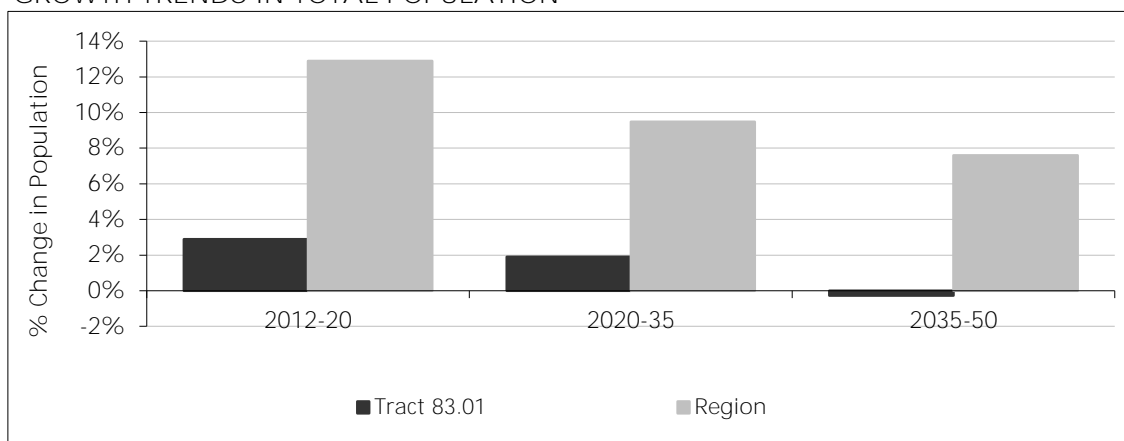
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,110	3,200	3,261	3,252	142	5%
Under 5	83	92	69	78	-5	-6%
5 to 9	126	136	113	119	-7	-6%
10 to 14	128	117	114	108	-20	-16%
15 to 17	93	75	81	68	-25	-27%
18 to 19	68	44	45	34	-34	-50%
20 to 24	103	89	82	64	-39	-38%
25 to 29	158	143	105	104	-54	-34%
30 to 34	120	111	70	82	-38	-32%
35 to 39	133	151	107	115	-18	-14%
40 to 44	182	164	155	131	-51	-28%
45 to 49	152	123	118	87	-65	-43%
50 to 54	209	168	166	140	-69	-33%
55 to 59	203	202	165	179	-24	-12%
60 to 61	73	82	54	62	-11	-15%
62 to 64	132	156	115	129	-3	-2%
65 to 69	243	320	254	273	30	12%
70 to 74	181	288	302	247	66	36%
75 to 79	170	216	325	242	72	42%
80 to 84	216	201	371	327	111	51%
85 and over	337	322	450	663	326	97%
Median Age	55.0	59.6	66.4	67.3	12.3	22%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,110	3,200	3,261	3,252	142	5%
Hispanic	252	297	342	372	120	48%
Non-Hispanic	2,858	2,903	2,919	2,880	22	1%
White	2,576	2,585	2,497	2,392	-184	-7%
Black	32	35	36	38	6	19%
American Indian	9	11	14	14	5	56%
Asian	155	178	251	298	143	92%
Hawaiian / Pacific Islander	5	7	13	18	13	260%
Other	4	3	3	3	-1	-25%
Two or More Races	77	84	105	117	40	52%

GROWTH TRENDS IN TOTAL POPULATION



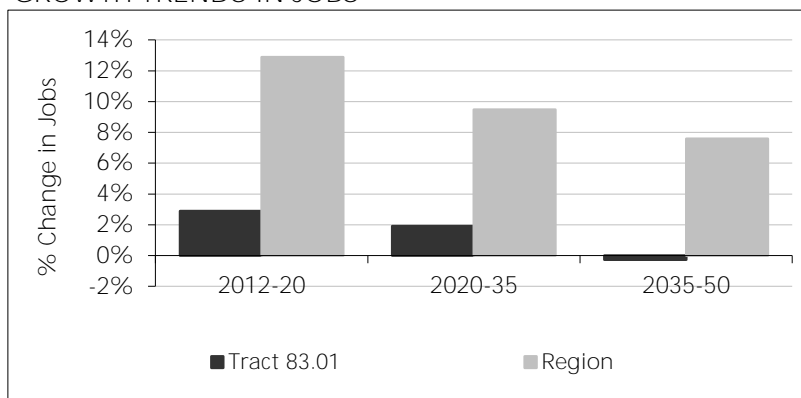
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	540	540	540	581	41	8%
Civilian Jobs	540	540	540	581	41	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	618	618	618	618	0	0%
Developed Acres	483	487	487	487	4	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	313	316	317	317	4	1%
Multiple Family	10	10	10	10	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	34	34	34	34	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	4	4	4	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	100	100	100	100	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	22	22	22	22	0	0%
Vacant Developable Acres	6	2	2	1	-4	-74%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	2	2	1	-4	-74%
Multiple Family	0	0	0	0	0	0%
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	129	129	129	129	0	0%
Employment Density ³	133.1	133.1	133.1	143.2	--	#VALUE!
Residential Density ⁴	3.6	3.6	3.6	3.6	0.0	1%

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