

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 35.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,325	4,335	4,771	4,639	314	7%
Household Population	4,319	4,331	4,764	4,632	313	7%
Group Quarters Population	6	4	7	7	1	17%
Civilian	6	4	7	7	1	17%
Military	0	0	0	0	0	0%
Total Housing Units	1,099	1,094	1,155	1,172	73	7%
Single Family	854	849	878	878	24	3%
Multiple Family	245	245	277	294	49	20%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,029	1,020	1,118	1,097	68	7%
Single Family	801	794	851	839	38	5%
Multiple Family	228	226	267	258	30	13%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.4%	6.8%	3.2%	6.4%	0.0	0%
Single Family	6.2%	6.5%	3.1%	4.4%	-1.8	-29%
Multiple Family	6.9%	7.8%	3.6%	12.2%	5.3	77%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.20	4.25	4.26	4.22	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	227	180	165	120	-107	-47%
\$15,000-\$29,999	233	250	249	214	-19	-8%
\$30,000-\$44,999	292	198	213	214	-78	-27%
\$45,000-\$59,999	131	127	145	188	57	44%
\$60,000-\$74,999	45	92	126	116	71	158%
\$75,000-\$99,999	53	75	88	110	57	108%
\$100,000-\$124,999	28	82	83	41	13	46%
\$125,000-\$149,999	8	13	43	74	66	825%
\$150,000-\$199,999	3	2	2	16	13	433%
\$200,000 or more	9	1	4	4	-5	-56%
Total Households	1,029	1,020	1,118	1,097	68	7%

*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.

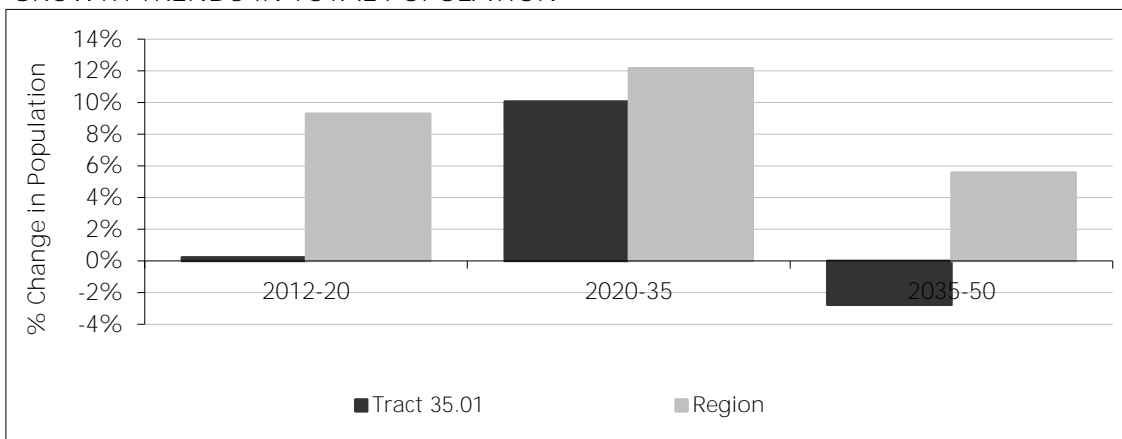
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,325	4,335	4,771	4,639	314	7%
Under 5	417	463	447	387	-30	-7%
5 to 9	393	375	412	376	-17	-4%
10 to 14	388	347	368	358	-30	-8%
15 to 17	266	218	221	226	-40	-15%
18 to 19	216	171	167	171	-45	-21%
20 to 24	437	426	370	367	-70	-16%
25 to 29	340	383	363	337	-3	-1%
30 to 34	252	250	289	255	3	1%
35 to 39	298	292	375	304	6	2%
40 to 44	275	237	330	274	-1	0%
45 to 49	279	254	282	299	20	7%
50 to 54	207	218	225	276	69	33%
55 to 59	185	221	211	286	101	55%
60 to 61	43	59	56	60	17	40%
62 to 64	62	83	87	91	29	47%
65 to 69	83	124	191	194	111	134%
70 to 74	54	76	129	113	59	109%
75 to 79	56	65	140	142	86	154%
80 to 84	34	31	56	59	25	74%
85 and over	40	42	52	64	24	60%
Median Age	25.7	27.2	30.6	31.9	6.2	24%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,325	4,335	4,771	4,639	314	7%
Hispanic	3,713	3,800	4,338	4,343	630	17%
Non-Hispanic	612	535	433	296	-316	-52%
White	107	89	64	37	-70	-65%
Black	389	333	235	124	-265	-68%
American Indian	3	4	6	6	3	100%
Asian	65	61	72	70	5	8%
Hawaiian / Pacific Islander	7	7	7	7	0	0%
Other	6	6	6	6	0	0%
Two or More Races	35	35	43	46	11	31%

GROWTH TRENDS IN TOTAL POPULATION



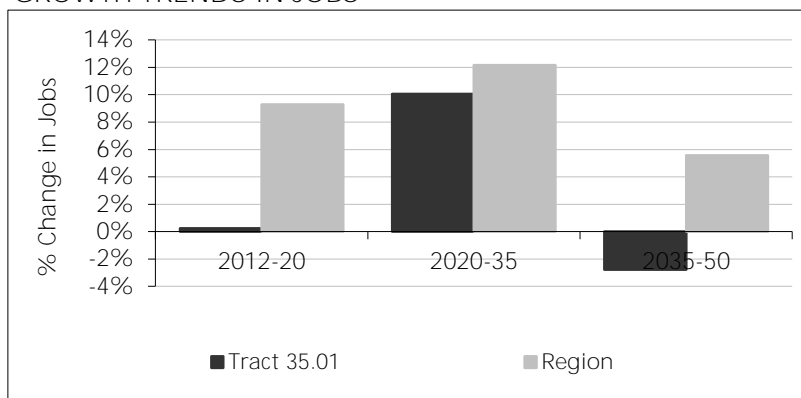
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	224	247	247	247	23	10%
Civilian Jobs	224	247	247	247	23	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	290	290	290	290	0	0%
Developed Acres	286	287	289	290	4	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	78	77	77	77	0	0%
Multiple Family	6	6	8	9	3	50%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	6	3	3	3	-4	-58%
Commercial/Services	129	129	129	129	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	67	71	71	71	4	6%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	4	3	1	0	-4	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-78%
Multiple Family	3	3	1	0	-3	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-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	0	0	0	0	0	0%
Employment Density ³	1.7	1.9	1.9	1.9	0.2	13%
Residential Density ⁴	13.1	13.1	13.5	13.6	0.4	3%

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