

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 92.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,084	5,831	5,778	6,015	931	18%
Household Population	5,072	5,824	5,765	5,996	924	18%
Group Quarters Population	12	7	13	19	7	58%
Civilian	12	7	13	19	7	58%
Military	0	0	0	0	0	0%
Total Housing Units	1,832	2,196	2,198	2,263	431	24%
Single Family	602	602	604	604	2	0%
Multiple Family	1,230	1,594	1,594	1,659	429	35%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,572	1,850	1,815	1,887	315	20%
Single Family	560	556	561	555	-5	-1%
Multiple Family	1,012	1,294	1,254	1,332	320	32%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	14.2%	15.8%	17.4%	16.6%	2.4	17%
Single Family	7.0%	7.6%	7.1%	8.1%	1.1	16%
Multiple Family	17.7%	18.8%	21.3%	19.7%	2.0	11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.23	3.15	3.18	3.18	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	105	61	47	49	-56	-53%
\$15,000-\$29,999	269	158	132	105	-164	-61%
\$30,000-\$44,999	284	222	177	167	-117	-41%
\$45,000-\$59,999	292	155	184	190	-102	-35%
\$60,000-\$74,999	165	232	178	135	-30	-18%
\$75,000-\$99,999	215	322	306	297	82	38%
\$100,000-\$124,999	117	231	250	299	182	156%
\$125,000-\$149,999	52	156	187	180	128	246%
\$150,000-\$199,999	45	180	188	242	197	438%
\$200,000 or more	28	133	166	223	195	696%
Total Households	1,572	1,850	1,815	1,887	315	20%
Median Household Income						
Adjusted for inflation (\$2010)	\$51,575	\$82,531	\$90,482	\$100,042	\$48,467	94%

*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.

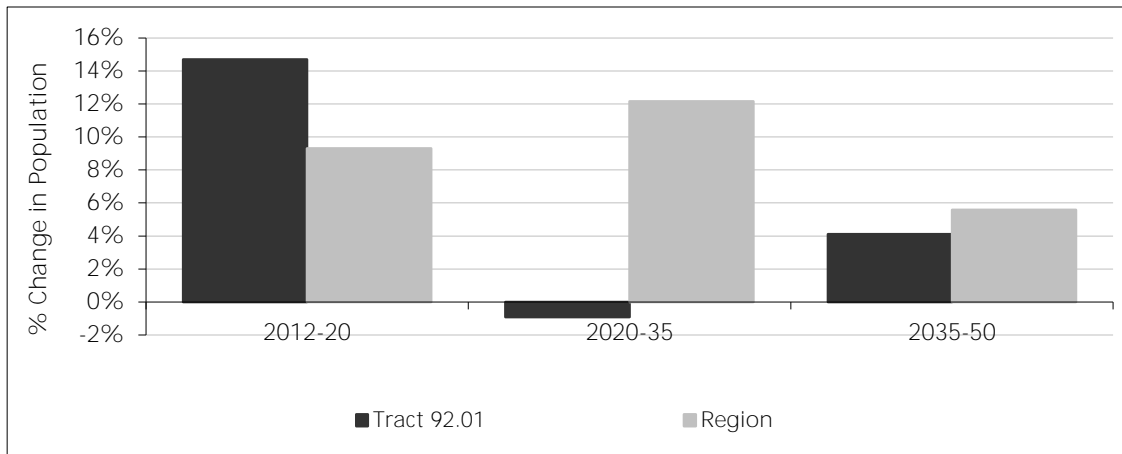
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,084	5,831	5,778	6,015	931	18%
Under 5	725	827	819	854	129	18%
5 to 9	493	553	550	566	73	15%
10 to 14	331	382	374	399	68	21%
15 to 17	153	212	206	229	76	50%
18 to 19	140	155	155	155	15	11%
20 to 24	530	588	585	604	74	14%
25 to 29	656	744	740	765	109	17%
30 to 34	451	533	527	553	102	23%
35 to 39	347	391	388	405	58	17%
40 to 44	226	271	268	283	57	25%
45 to 49	186	190	186	195	9	5%
50 to 54	190	228	228	233	43	23%
55 to 59	157	189	188	195	38	24%
60 to 61	53	62	61	66	13	25%
62 to 64	59	67	65	66	7	12%
65 to 69	96	96	96	98	2	2%
70 to 74	85	105	105	108	23	27%
75 to 79	71	79	78	80	9	13%
80 to 84	67	80	80	82	15	22%
85 and over	68	79	79	79	11	16%
Median Age	26.3	26.3	26.4	26.3	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,084	5,831	5,778	6,015	931	18%
Hispanic	1,166	1,331	1,322	1,367	201	17%
Non-Hispanic	3,918	4,500	4,456	4,648	730	19%
White	1,988	2,278	2,258	2,333	345	17%
Black	784	897	887	937	153	20%
American Indian	41	50	50	50	9	22%
Asian	718	829	822	864	146	20%
Hawaiian / Pacific Islander	62	69	68	73	11	18%
Other	21	28	28	28	7	33%
Two or More Races	304	349	343	363	59	19%

GROWTH TRENDS IN TOTAL POPULATION



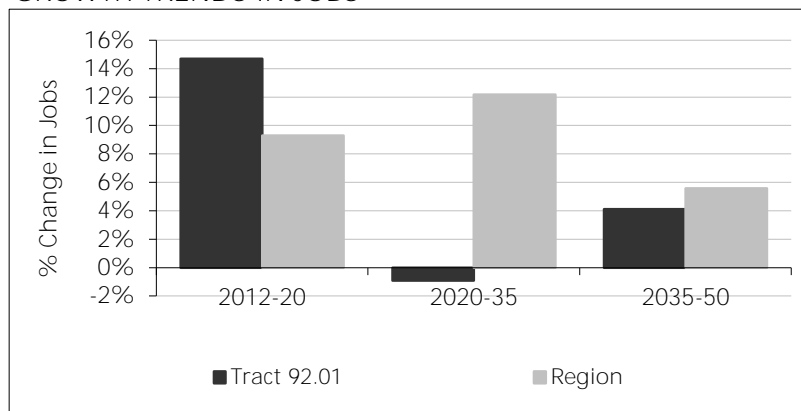
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,927	2,647	3,583	3,583	1,656	86%
Civilian Jobs	1,927	2,647	3,583	3,583	1,656	86%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	451	451	451	451	0	0%
Developed Acres	449	450	450	450	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	110	110	110	110	0	0%
Multiple Family	57	57	57	57	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	8	8	8	8	--
Industrial	31	15	3	3	-28	-90%
Commercial/Services	5	5	5	5	0	0%
Office	13	23	35	35	21	160%
Schools	18	18	18	18	0	0%
Roads and Freeways	151	151	151	151	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	64	64	64	64	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	-100%
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	1	0	0	0	-1	-100%
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	28.5	40.8	55.2	55.2	26.8	94%
Residential Density ⁴	11.0	12.9	12.9	13.3	2.3	21%

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