

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 33.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,374	3,380	3,671	3,843	469	14%
Household Population	3,366	3,377	3,664	3,833	467	14%
Group Quarters Population	8	3	7	10	2	25%
Civilian	8	3	7	10	2	25%
Military	0	0	0	0	0	0%
Total Housing Units	944	944	1,007	1,094	150	16%
Single Family	655	655	688	687	32	5%
Multiple Family	289	289	319	407	118	41%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	889	882	957	1,004	115	13%
Single Family	603	597	643	622	19	3%
Multiple Family	286	285	314	382	96	34%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.8%	6.6%	5.0%	8.2%	2.4	41%
Single Family	7.9%	8.9%	6.5%	9.5%	1.6	20%
Multiple Family	1.0%	1.4%	1.6%	6.1%	5.1	510%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.79	3.83	3.83	3.82	0.0	1%

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	130	101	104	95	-35	-27%
\$15,000-\$29,999	260	181	178	182	-78	-30%
\$30,000-\$44,999	210	173	194	157	-53	-25%
\$45,000-\$59,999	180	148	126	140	-40	-22%
\$60,000-\$74,999	36	89	93	134	98	272%
\$75,000-\$99,999	32	81	118	126	94	294%
\$100,000-\$124,999	22	30	51	63	41	186%
\$125,000-\$149,999	8	26	12	22	14	175%
\$150,000-\$199,999	11	43	60	48	37	336%
\$200,000 or more	0	10	21	37	37	0%
Total Households	889	882	957	1,004	115	13%
Median Household Income						
Adjusted for inflation (\$2010)	\$33,893	\$43,786	\$45,298	\$52,286	\$18,393	54%

*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.

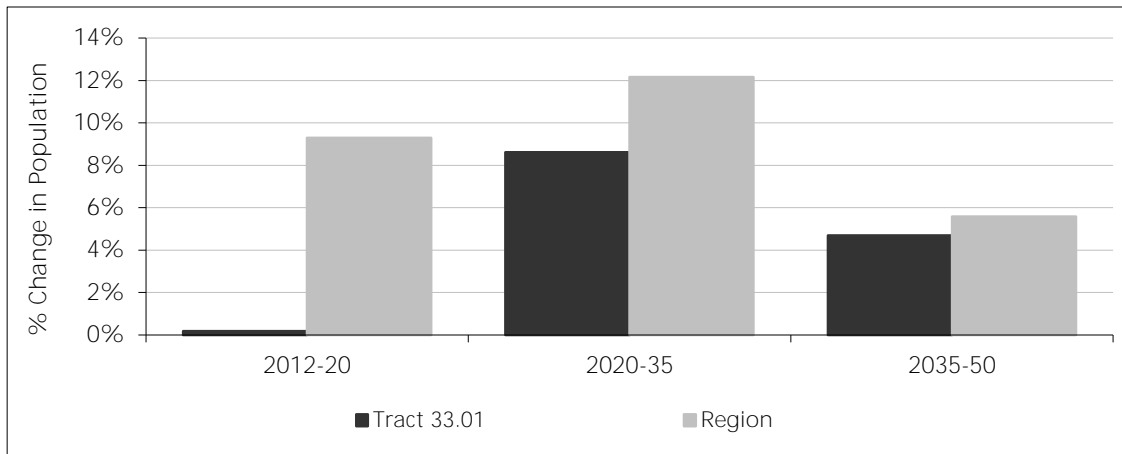
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,374	3,380	3,671	3,843	469	14%
Under 5	278	306	296	276	-2	-1%
5 to 9	293	274	293	283	-10	-3%
10 to 14	289	249	260	263	-26	-9%
15 to 17	168	133	132	137	-31	-18%
18 to 19	139	108	100	106	-33	-24%
20 to 24	335	336	287	305	-30	-9%
25 to 29	234	260	228	225	-9	-4%
30 to 34	201	194	221	207	6	3%
35 to 39	229	227	280	237	8	3%
40 to 44	239	204	275	244	5	2%
45 to 49	201	176	190	202	1	0%
50 to 54	232	226	224	278	46	20%
55 to 59	157	182	158	219	62	39%
60 to 61	61	85	83	104	43	70%
62 to 64	79	110	124	143	64	81%
65 to 69	66	103	152	171	105	159%
70 to 74	46	63	101	88	42	91%
75 to 79	42	47	99	99	57	136%
80 to 84	45	49	95	127	82	182%
85 and over	40	48	73	129	89	223%
Median Age	29.0	30.6	35.3	37.5	8.5	29%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,374	3,380	3,671	3,843	469	14%
Hispanic	2,315	2,434	2,877	3,242	927	40%
Non-Hispanic	1,059	946	794	601	-458	-43%
White	59	50	38	26	-33	-56%
Black	814	714	530	319	-495	-61%
American Indian	0	0	0	0	0	0%
Asian	111	107	131	145	34	31%
Hawaiian / Pacific Islander	19	18	20	23	4	21%
Other	3	4	6	6	3	100%
Two or More Races	53	53	69	82	29	55%

GROWTH TRENDS IN TOTAL POPULATION



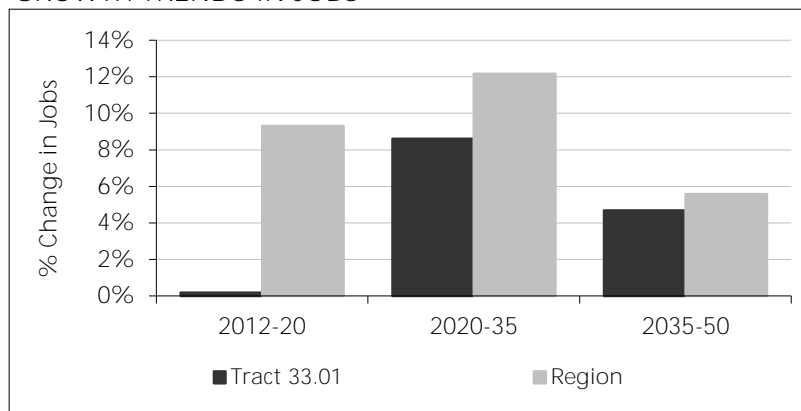
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,948	2,076	2,076	2,076	128	7%
Civilian Jobs	1,948	2,076	2,076	2,076	128	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	368	368	368	368	0	0%
Developed Acres	351	359	364	367	16	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	81	81	87	86	5	6%
Multiple Family	13	13	14	17	3	26%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	1	1	1	--
Industrial	3	0	0	0	-3	-100%
Commercial/Services	145	152	151	151	6	4%
Office	4	4	4	4	0	0%
Schools	23	23	23	23	0	0%
Roads and Freeways	61	64	64	64	3	5%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	20	21	21	21	0	2%
Vacant Developable Acres	16	8	2	0	-16	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	6	0	0	-6	-100%
Multiple Family	3	3	2	0	-3	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	8	0	0	0	-8	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1	1	1	1	0	0%
Employment Density ³	11.1	11.6	11.6	11.6	0.5	4%
Residential Density ⁴	10.0	10.0	10.0	10.6	0.6	6%

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