

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 81.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,053	3,962	4,388	5,323	1,270	31%
Household Population	4,013	3,928	4,352	5,287	1,274	32%
Group Quarters Population	40	34	36	36	-4	-10%
Civilian	40	34	36	36	-4	-10%
Military	0	0	0	0	0	0%
Total Housing Units	2,286	2,240	2,442	2,959	673	29%
Single Family	1,656	1,641	1,624	1,551	-105	-6%
Multiple Family	630	599	818	1,408	778	123%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,059	1,962	2,072	2,528	469	23%
Single Family	1,530	1,516	1,542	1,476	-54	-4%
Multiple Family	529	446	530	1,052	523	99%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.9%	12.4%	15.2%	14.6%	4.7	47%
Single Family	7.6%	7.6%	5.0%	4.8%	-2.8	-37%
Multiple Family	16.0%	25.5%	35.2%	25.3%	9.3	58%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.95	2.00	2.10	2.09	0.1	7%

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	91	111	98	108	17	19%
\$15,000-\$29,999	176	111	102	140	-36	-20%
\$30,000-\$44,999	250	155	138	138	-112	-45%
\$45,000-\$59,999	267	133	128	137	-130	-49%
\$60,000-\$74,999	128	87	145	168	40	31%
\$75,000-\$99,999	260	171	70	134	-126	-48%
\$100,000-\$124,999	212	153	205	199	-13	-6%
\$125,000-\$149,999	81	108	152	168	87	107%
\$150,000-\$199,999	227	265	228	283	56	25%
\$200,000 or more	367	668	806	1,053	686	187%
Total Households	2,059	1,962	2,072	2,528	469	23%
Median Household Income						
Adjusted for inflation (\$2010)	\$86,298	\$138,889	\$149,671	\$162,721	\$76,423	89%

*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.

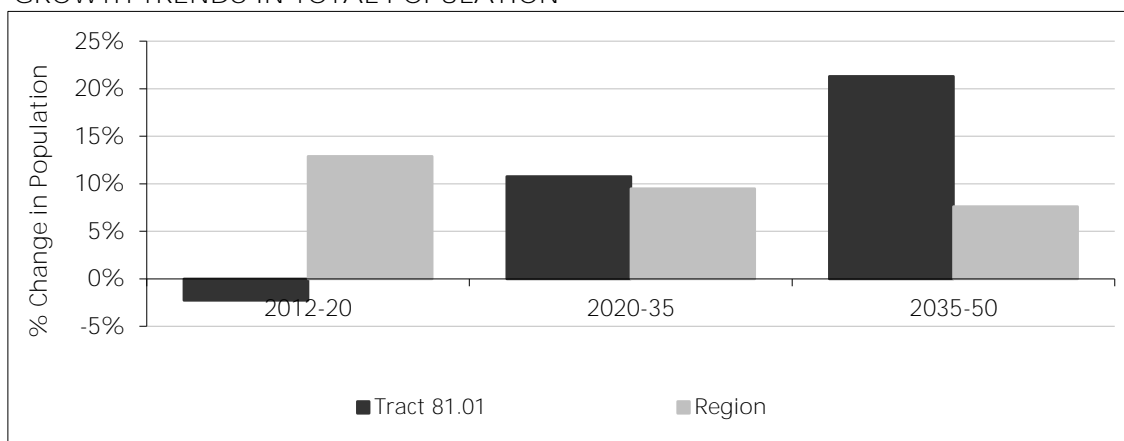
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,053	3,962	4,388	5,323	1,270	31%
Under 5	152	170	163	233	81	53%
5 to 9	119	127	134	184	65	55%
10 to 14	161	147	174	198	37	23%
15 to 17	139	108	144	149	10	7%
18 to 19	91	55	67	52	-39	-43%
20 to 24	127	109	122	129	2	2%
25 to 29	407	370	338	437	30	7%
30 to 34	470	440	371	543	73	16%
35 to 39	329	365	328	429	100	30%
40 to 44	313	281	333	335	22	7%
45 to 49	300	245	306	311	11	4%
50 to 54	328	250	316	329	1	0%
55 to 59	266	258	243	330	64	24%
60 to 61	82	88	64	81	-1	-1%
62 to 64	150	171	147	204	54	36%
65 to 69	200	260	262	363	163	82%
70 to 74	146	231	310	324	178	122%
75 to 79	106	134	255	227	121	114%
80 to 84	73	69	163	191	118	162%
85 and over	94	84	148	274	180	191%
Median Age	40.5	41.6	45.3	44.6	4.1	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,053	3,962	4,388	5,323	1,270	31%
Hispanic	429	478	599	790	361	84%
Non-Hispanic	3,624	3,484	3,789	4,533	909	25%
White	3,300	3,139	3,302	3,846	546	17%
Black	31	33	38	52	21	68%
American Indian	6	7	8	9	3	50%
Asian	165	179	273	398	233	141%
Hawaiian / Pacific Islander	6	9	17	25	19	317%
Other	14	10	8	9	-5	-36%
Two or More Races	102	107	143	194	92	90%

GROWTH TRENDS IN TOTAL POPULATION



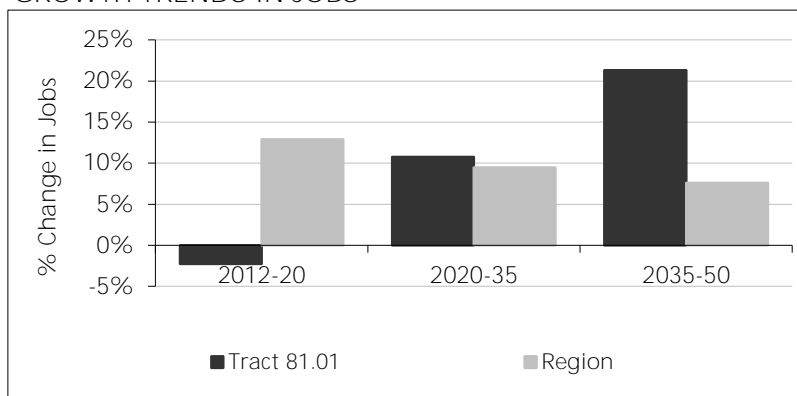
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,355	1,594	1,594	1,594	239	18%
Civilian Jobs	1,355	1,594	1,594	1,594	239	18%
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	287	287	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	141	140	138	133	-8	-6%
Multiple Family	17	16	19	26	9	54%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	1	0	-2	-100%
Mixed Use	0	9	11	16	16	--
Industrial	0	0	0	0	0	0%
Commercial/Services	16	9	7	3	-13	-83%
Office	0	0	0	0	0	-84%
Schools	18	18	18	18	0	0%
Roads and Freeways	75	75	75	75	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	18	18	18	18	0	0%
Vacant Developable Acres	2	1	1	0	-1	-70%
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	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-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	2	2	2	2	0	0%
Employment Density ³	40.0	50.7	52.5	56.5	16.6	41%
Residential Density ⁴	14.3	13.7	14.9	17.8	3.5	24%

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