

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 111

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,756	3,925	4,081	4,014	258	7%
Household Population	3,756	3,925	4,081	4,014	258	7%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,806	1,832	1,846	1,868	62	3%
Single Family	1,135	1,147	1,134	1,116	-19	-2%
Multiple Family	671	685	712	752	81	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,634	1,659	1,716	1,692	58	4%
Single Family	1,052	1,054	1,073	1,039	-13	-1%
Multiple Family	582	605	643	653	71	12%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.5%	9.4%	7.0%	9.4%	-0.1	-1%
Single Family	7.3%	8.1%	5.4%	6.9%	-0.4	-5%
Multiple Family	13.3%	11.7%	9.7%	13.2%	-0.1	-1%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.30	2.37	2.38	2.37	0.1	3%

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	76	93	59	53	-23	-30%
\$15,000-\$29,999	111	119	117	94	-17	-15%
\$30,000-\$44,999	166	178	164	150	-16	-10%
\$45,000-\$59,999	152	98	118	131	-21	-14%
\$60,000-\$74,999	162	216	169	89	-73	-45%
\$75,000-\$99,999	215	153	204	254	39	18%
\$100,000-\$124,999	193	190	162	129	-64	-33%
\$125,000-\$149,999	154	125	158	173	19	12%
\$150,000-\$199,999	163	182	203	204	41	25%
\$200,000 or more	242	305	362	415	173	71%
Total Households	1,634	1,659	1,716	1,692	58	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$92,442	\$95,507	\$104,167	\$114,535	\$22,093	24%

*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.

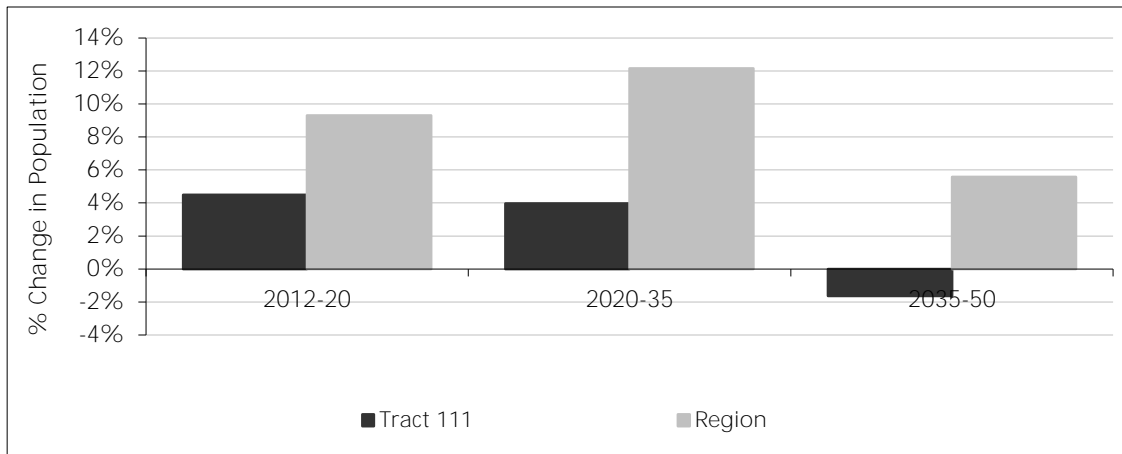
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,756	3,925	4,081	4,014	258	7%
Under 5	181	211	181	204	23	13%
5 to 9	184	207	188	212	28	15%
10 to 14	249	235	239	214	-35	-14%
15 to 17	197	164	181	150	-47	-24%
18 to 19	124	84	88	60	-64	-52%
20 to 24	160	148	146	121	-39	-24%
25 to 29	223	218	178	186	-37	-17%
30 to 34	201	203	158	192	-9	-4%
35 to 39	198	235	195	210	12	6%
40 to 44	223	211	229	188	-35	-16%
45 to 49	275	230	265	206	-69	-25%
50 to 54	292	239	263	222	-70	-24%
55 to 59	280	286	245	264	-16	-6%
60 to 61	122	145	116	133	11	9%
62 to 64	156	189	151	173	17	11%
65 to 69	228	317	294	326	98	43%
70 to 74	135	228	274	229	94	70%
75 to 79	113	154	274	207	94	83%
80 to 84	103	102	215	207	104	101%
85 and over	112	119	201	310	198	177%
Median Age	43.6	46.0	49.9	51.4	7.8	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,756	3,925	4,081	4,014	258	7%
Hispanic	497	590	700	760	263	53%
Non-Hispanic	3,259	3,335	3,381	3,254	-5	0%
White	2,987	3,038	3,013	2,852	-135	-5%
Black	37	38	35	29	-8	-22%
American Indian	10	7	6	5	-5	-50%
Asian	97	113	161	189	92	95%
Hawaiian / Pacific Islander	2	2	2	2	0	0%
Other	5	4	3	3	-2	-40%
Two or More Races	121	133	161	174	53	44%

GROWTH TRENDS IN TOTAL POPULATION



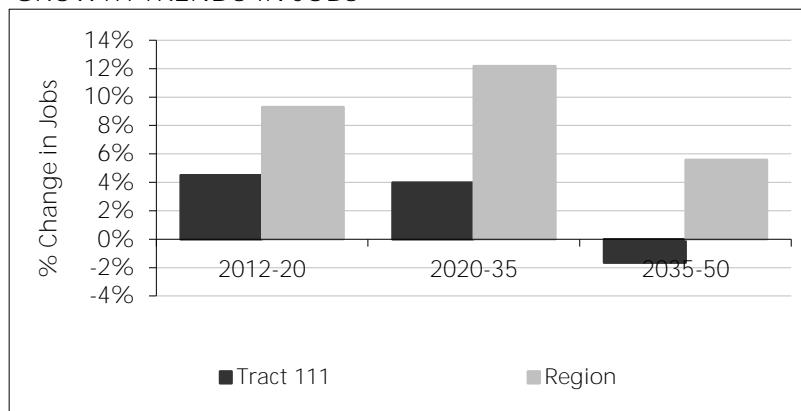
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	425	425	429	429	4	1%
Civilian Jobs	425	425	429	429	4	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	229	229	229	229	0	0%
Developed Acres	227	229	229	229	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	109	110	109	107	-2	-2%
Multiple Family	19	19	20	22	3	16%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	2	2	2	2	0	0%
Commercial/Services	3	3	3	3	0	-2%
Office	0	0	0	0	0	0%
Schools	5	5	5	5	0	0%
Roads and Freeways	86	86	86	86	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	1	0	0	0	-1	-83%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-83%
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	0	0	0	0	0	0%
Employment Density ³	44.8	44.4	44.5	44.5	-0.3	-1%
Residential Density ⁴	14.1	14.2	14.3	14.5	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 residential acre (single family, multiple