

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 75.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,053	4,187	4,988	4,896	843	21%
Household Population	4,041	4,182	4,978	4,883	842	21%
Group Quarters Population	12	5	10	13	1	8%
Civilian	12	5	10	13	1	8%
Military	0	0	0	0	0	0%
Total Housing Units	2,355	2,343	2,709	2,724	369	16%
Single Family	1,329	1,318	1,195	1,158	-171	-13%
Multiple Family	1,026	1,025	1,514	1,566	540	53%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,253	2,257	2,654	2,602	349	15%
Single Family	1,291	1,282	1,182	1,125	-166	-13%
Multiple Family	962	975	1,472	1,477	515	54%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.3%	3.7%	2.0%	4.5%	0.2	5%
Single Family	2.9%	2.7%	1.1%	2.8%	-0.1	-3%
Multiple Family	6.2%	4.9%	2.8%	5.7%	-0.5	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.79	1.85	1.88	1.88	0.1	5%

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	303	213	205	154	-149	-49%
\$15,000-\$29,999	469	318	355	297	-172	-37%
\$30,000-\$44,999	373	321	311	316	-57	-15%
\$45,000-\$59,999	209	332	379	334	125	60%
\$60,000-\$74,999	232	281	245	261	29	13%
\$75,000-\$99,999	233	290	418	416	183	79%
\$100,000-\$124,999	156	199	301	298	142	91%
\$125,000-\$149,999	91	111	180	163	72	79%
\$150,000-\$199,999	105	169	189	203	98	93%
\$200,000 or more	82	23	71	160	78	95%
Total Households	2,253	2,257	2,654	2,602	349	15%
Median Household Income						
Adjusted for inflation (\$2010)	\$44,256	\$57,492	\$64,714	\$71,494	\$27,238	62%

*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.

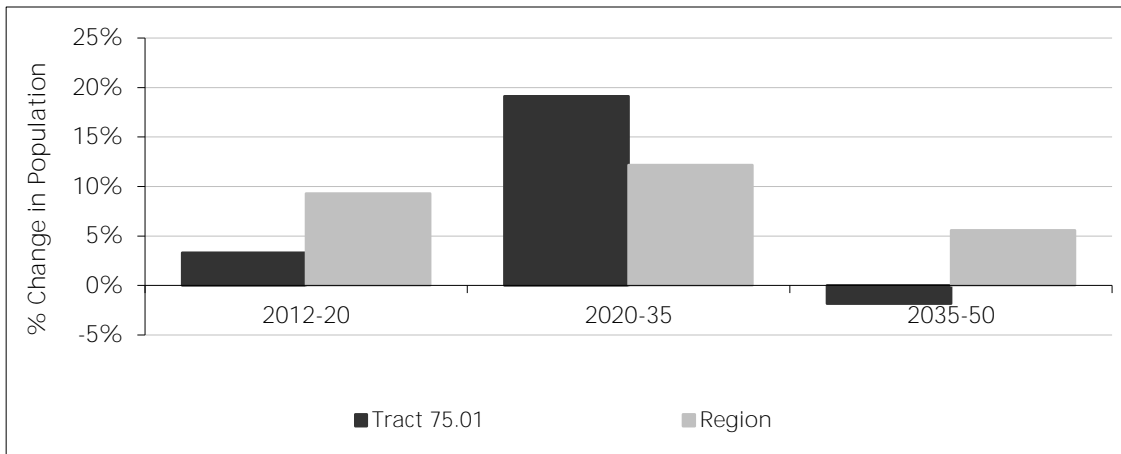
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,053	4,187	4,988	4,896	843	21%
Under 5	149	154	188	184	35	23%
5 to 9	97	98	114	111	14	14%
10 to 14	105	109	128	127	22	21%
15 to 17	50	50	55	55	5	10%
18 to 19	50	50	55	55	5	10%
20 to 24	474	489	580	574	100	21%
25 to 29	859	894	1,097	1,069	210	24%
30 to 34	653	676	797	782	129	20%
35 to 39	382	389	432	429	47	12%
40 to 44	282	294	339	335	53	19%
45 to 49	247	256	330	320	73	30%
50 to 54	212	219	250	242	30	14%
55 to 59	196	201	244	241	45	23%
60 to 61	60	62	72	72	12	20%
62 to 64	80	83	104	101	21	26%
65 to 69	61	62	74	74	13	21%
70 to 74	35	40	58	54	19	54%
75 to 79	25	25	28	28	3	12%
80 to 84	17	17	20	20	3	18%
85 and over	19	19	23	23	4	21%
Median Age	31.9	31.8	31.7	31.7	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,053	4,187	4,988	4,896	843	21%
Hispanic	532	547	640	633	101	19%
Non-Hispanic	3,521	3,640	4,348	4,263	742	21%
White	3,171	3,276	3,908	3,832	661	21%
Black	76	80	95	94	18	24%
American Indian	21	21	21	21	0	0%
Asian	81	84	94	93	12	15%
Hawaiian / Pacific Islander	8	8	8	8	0	0%
Other	15	15	21	21	6	40%
Two or More Races	149	156	201	194	45	30%

GROWTH TRENDS IN TOTAL POPULATION



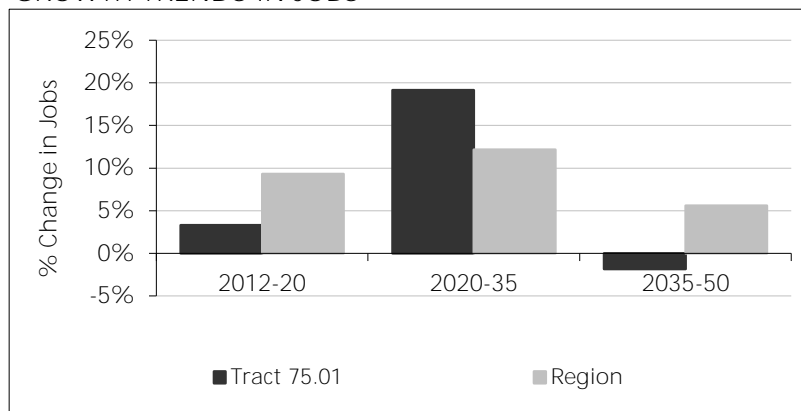
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	640	880	908	911	271	42%
Civilian Jobs	640	880	908	911	271	42%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	247	247	247	247	0	0%
Developed Acres	243	246	246	246	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	63	61	53	51	-12	-19%
Multiple Family	21	21	30	32	11	54%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	8	11	11	11	--
Industrial	3	3	3	3	0	0%
Commercial/Services	9	5	1	1	-8	-87%
Office	0	0	0	0	0	-45%
Schools	0	0	0	0	0	0%
Roads and Freeways	56	56	56	56	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	92	92	92	92	0	0%
Vacant Developable Acres	2	1	0	0	-2	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-84%
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	55.3	75.2	97.9	97.3	42.0	76%
Residential Density ⁴	28.1	27.4	30.6	30.7	2.6	9%

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