

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 101.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,108	3,158	3,171	3,140	32	1%
Household Population	3,102	3,155	3,152	3,106	4	0%
Group Quarters Population	6	3	19	34	28	467%
Civilian	6	3	19	34	28	467%
Military	0	0	0	0	0	0%
Total Housing Units	821	821	821	821	0	0%
Single Family	350	350	350	350	0	0%
Multiple Family	294	294	294	294	0	0%
Mobile Homes	177	177	177	177	0	0%
Occupied Housing Units	771	773	774	769	-2	0%
Single Family	349	349	349	349	0	0%
Multiple Family	256	257	258	255	-1	0%
Mobile Homes	166	167	167	165	-1	-1%
Vacancy Rate	6.1%	5.8%	5.7%	6.3%	0.2	3%
Single Family	0.3%	0.3%	0.3%	0.3%	0.0	0%
Multiple Family	12.9%	12.6%	12.2%	13.3%	0.4	3%
Mobile Homes	6.2%	5.6%	5.6%	6.8%	0.6	10%
Persons per Household	4.02	4.08	4.07	4.04	0.0	0%

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	146	179	163	147	1	1%
\$15,000-\$29,999	144	223	171	124	-20	-14%
\$30,000-\$44,999	139	127	158	185	46	33%
\$45,000-\$59,999	62	62	71	83	21	34%
\$60,000-\$74,999	93	77	85	58	-35	-38%
\$75,000-\$99,999	54	60	58	88	34	63%
\$100,000-\$124,999	72	42	54	49	-23	-32%
\$125,000-\$149,999	26	2	13	32	6	23%
\$150,000-\$199,999	19	1	1	3	-16	-84%
\$200,000 or more	16	0	0	0	-16	-100%
Total Households	771	773	774	769	-2	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$40,306	\$28,957	\$35,032	\$39,203	(\$1,103)	-3%

*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.

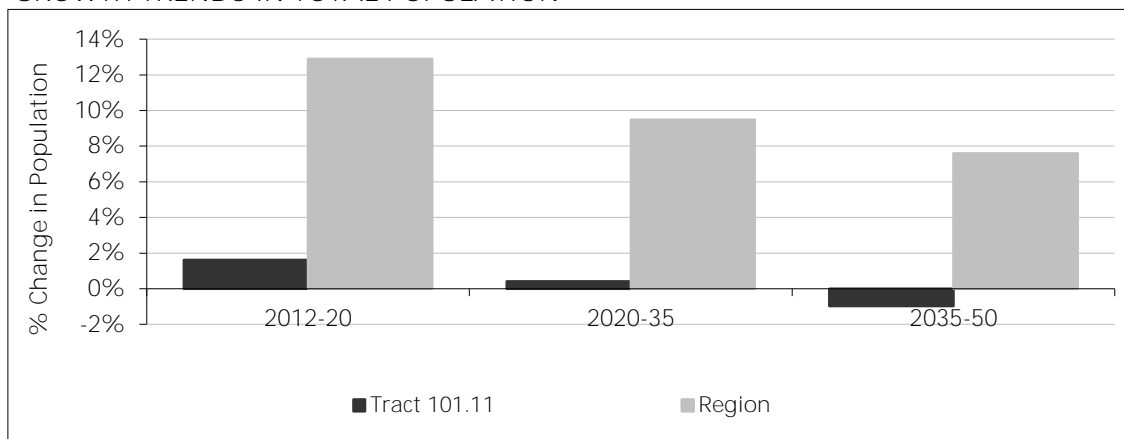
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,108	3,158	3,171	3,140	32	1%
Under 5	306	335	291	246	-60	-20%
5 to 9	232	217	204	180	-52	-22%
10 to 14	258	230	205	195	-63	-24%
15 to 17	175	144	121	117	-58	-33%
18 to 19	109	88	72	69	-40	-37%
20 to 24	282	274	212	206	-76	-27%
25 to 29	216	228	189	170	-46	-21%
30 to 34	174	167	173	146	-28	-16%
35 to 39	190	174	185	143	-47	-25%
40 to 44	218	176	208	165	-53	-24%
45 to 49	212	199	196	204	-8	-4%
50 to 54	174	187	175	206	32	18%
55 to 59	170	212	188	251	81	48%
60 to 61	61	76	73	78	17	28%
62 to 64	50	74	81	85	35	70%
65 to 69	95	137	185	184	89	94%
70 to 74	65	94	162	157	92	142%
75 to 79	51	62	118	126	75	147%
80 to 84	28	30	56	79	51	182%
85 and over	42	54	77	133	91	217%
Median Age	29.4	31.9	38.2	43.0	13.6	46%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,108	3,158	3,171	3,140	32	1%
Hispanic	2,829	2,937	2,993	3,014	185	7%
Non-Hispanic	279	221	178	126	-153	-55%
White	140	106	61	20	-120	-86%
Black	33	26	25	22	-11	-33%
American Indian	1	1	1	1	0	0%
Asian	70	57	59	53	-17	-24%
Hawaiian / Pacific Islander	4	3	3	3	-1	-25%
Other	0	0	1	0	0	0%
Two or More Races	31	28	28	27	-4	-13%

GROWTH TRENDS IN TOTAL POPULATION



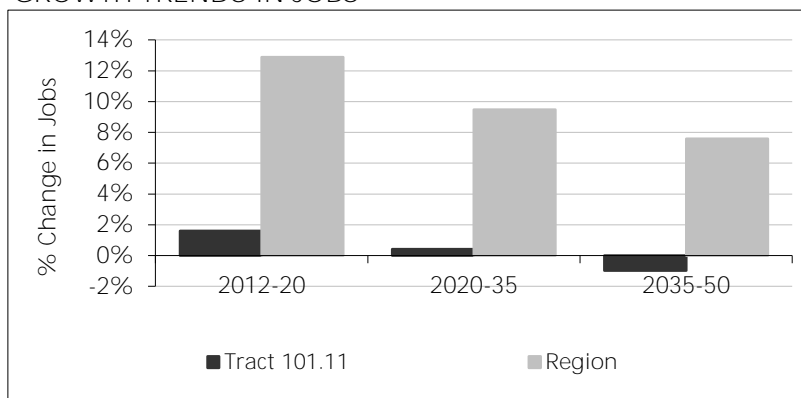
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	294	304	304	304	10	3%
Civilian Jobs	294	304	304	304	10	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	154	154	154	154	0	0%
Developed Acres	153	154	154	154	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	46	46	46	46	0	0%
Multiple Family	15	15	15	15	0	0%
Mobile Homes	8	8	8	8	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	2	2	2	-1	-44%
Commercial/Services	8	8	8	8	0	2%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	57	58	58	58	1	2%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
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	0%
Mixed Use	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density ³	14.2	15.5	15.5	15.5	1.3	9%
Residential Density ⁴	11.9	11.9	11.9	11.9	0.0	0%

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