

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 73.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,966	5,090	5,123	5,425	459	9%
Household Population	4,963	5,090	5,123	5,425	462	9%
Group Quarters Population	3	0	0	0	-3	-100%
Civilian	3	0	0	0	-3	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,993	2,993	3,016	3,172	179	6%
Single Family	1,319	1,319	1,314	1,244	-75	-6%
Multiple Family	1,674	1,674	1,702	1,928	254	15%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,794	2,776	2,806	2,950	156	6%
Single Family	1,239	1,229	1,239	1,173	-66	-5%
Multiple Family	1,555	1,547	1,567	1,777	222	14%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.6%	7.3%	7.0%	7.0%	0.4	6%
Single Family	6.1%	6.8%	5.7%	5.7%	-0.4	-7%
Multiple Family	7.1%	7.6%	7.9%	7.8%	0.7	10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.78	1.83	1.83	1.84	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	194	190	144	131	-63	-32%
\$15,000-\$29,999	334	286	231	205	-129	-39%
\$30,000-\$44,999	396	347	370	332	-64	-16%
\$45,000-\$59,999	291	345	274	270	-21	-7%
\$60,000-\$74,999	374	281	360	345	-29	-8%
\$75,000-\$99,999	406	484	444	456	50	12%
\$100,000-\$124,999	325	327	332	381	56	17%
\$125,000-\$149,999	181	192	209	300	119	66%
\$150,000-\$199,999	201	137	209	260	59	29%
\$200,000 or more	92	187	233	270	178	193%
Total Households	2,794	2,776	2,806	2,950	156	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,299	\$71,744	\$76,351	\$85,526	\$18,227	27%

*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.

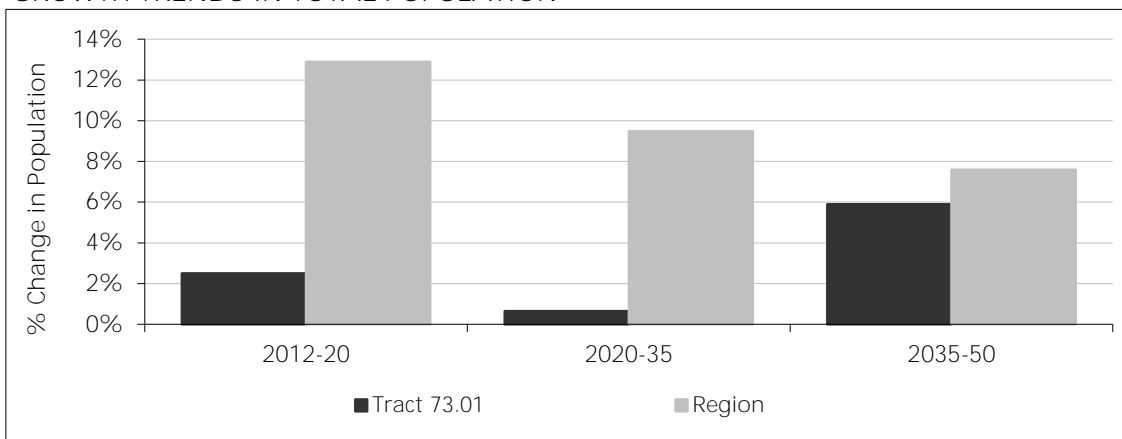
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,966	5,090	5,123	5,425	459	9%
Under 5	207	245	227	289	82	40%
5 to 9	108	119	134	166	58	54%
10 to 14	82	78	97	96	14	17%
15 to 17	57	45	57	46	-11	-19%
18 to 19	37	25	27	20	-17	-46%
20 to 24	262	225	285	230	-32	-12%
25 to 29	854	817	729	826	-28	-3%
30 to 34	924	925	745	959	35	4%
35 to 39	580	684	599	669	89	15%
40 to 44	327	308	361	311	-16	-5%
45 to 49	268	222	272	215	-53	-20%
50 to 54	283	227	274	231	-52	-18%
55 to 59	304	304	264	288	-16	-5%
60 to 61	98	117	96	112	14	14%
62 to 64	144	168	148	168	24	17%
65 to 69	176	241	238	268	92	52%
70 to 74	92	156	191	154	62	67%
75 to 79	57	77	147	102	45	79%
80 to 84	49	48	117	111	62	127%
85 and over	57	59	115	164	107	188%
Median Age	34.7	35.5	37.2	35.6	0.9	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,966	5,090	5,123	5,425	459	9%
Hispanic	485	578	626	740	255	53%
Non-Hispanic	4,481	4,512	4,497	4,685	204	5%
White	4,108	4,104	4,014	4,098	-10	0%
Black	44	45	33	27	-17	-39%
American Indian	16	14	12	12	-4	-25%
Asian	128	153	213	274	146	114%
Hawaiian / Pacific Islander	11	13	17	23	12	109%
Other	27	20	11	11	-16	-59%
Two or More Races	147	163	197	240	93	63%

GROWTH TRENDS IN TOTAL POPULATION



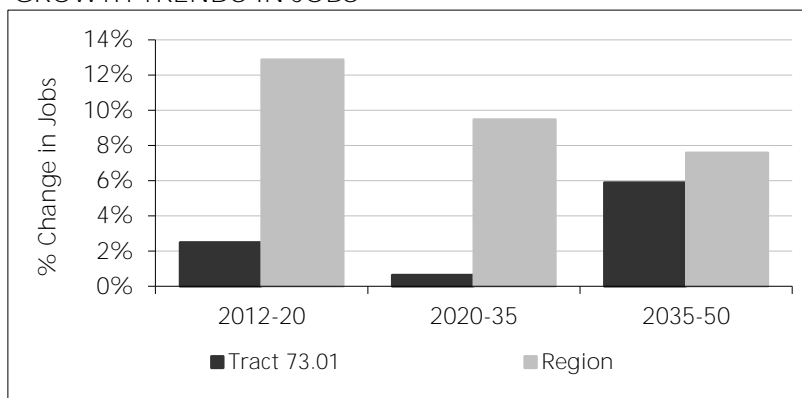
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	359	359	374	388	29	8%
Civilian Jobs	359	359	374	388	29	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	207	207	207	207	0	0%
Developed Acres	206	206	206	206	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	93	93	92	86	-6	-7%
Multiple Family	37	37	37	42	4	12%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	1	4	4	--
Industrial	0	0	0	0	0	0%
Commercial/Services	4	4	4	2	-2	-48%
Office	1	1	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	64	64	64	64	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	1	1	1	0	0	-77%
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	-85%
Mixed Use	0	0	0	0	0	-100%
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	82.0	82.0	89.0	92.7	10.7	13%
Residential Density ⁴	23.1	23.1	23.2	24.4	1.3	5%

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