

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 30.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,253	4,505	4,513	4,411	158	4%
Household Population	4,240	4,498	4,499	4,393	153	4%
Group Quarters Population	13	7	14	18	5	38%
Civilian	13	7	14	18	5	38%
Military	0	0	0	0	0	0%
Total Housing Units	1,240	1,299	1,313	1,317	77	6%
Single Family	1,237	1,296	1,276	1,276	39	3%
Multiple Family	3	3	37	41	38	1267%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,195	1,245	1,255	1,225	30	3%
Single Family	1,195	1,244	1,221	1,192	-3	0%
Multiple Family	0	1	34	33	33	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.6%	4.2%	4.4%	7.0%	3.4	94%
Single Family	3.4%	4.0%	4.3%	6.6%	3.2	94%
Multiple Family	100.0%	66.7%	8.1%	19.5%	-80.5	-81%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.55	3.61	3.58	3.59	0.0	1%

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	181	92	89	72	-109	-60%
\$15,000-\$29,999	267	142	127	115	-152	-57%
\$30,000-\$44,999	228	148	149	158	-70	-31%
\$45,000-\$59,999	140	186	158	105	-35	-25%
\$60,000-\$74,999	103	121	102	164	61	59%
\$75,000-\$99,999	162	190	213	138	-24	-15%
\$100,000-\$124,999	28	115	122	130	102	364%
\$125,000-\$149,999	26	70	80	107	81	312%
\$150,000-\$199,999	17	64	82	90	73	429%
\$200,000 or more	43	117	133	146	103	240%
Total Households	1,195	1,245	1,255	1,225	30	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$39,836	\$66,756	\$75,293	\$74,863	\$35,027	88%

*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.

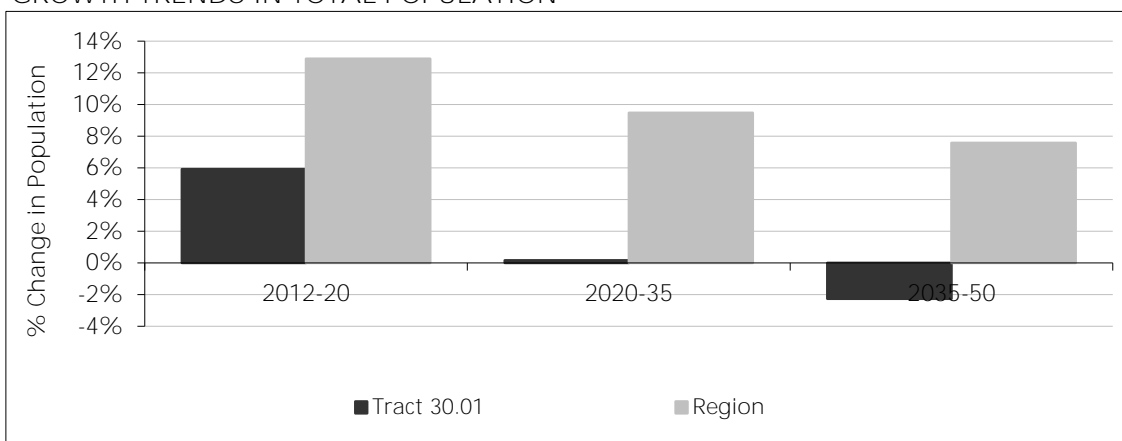
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,253	4,505	4,513	4,411	158	4%
Under 5	337	404	363	309	-28	-8%
5 to 9	367	354	354	335	-32	-9%
10 to 14	379	364	343	334	-45	-12%
15 to 17	225	185	130	124	-101	-45%
18 to 19	159	149	139	135	-24	-15%
20 to 24	369	399	289	276	-93	-25%
25 to 29	338	342	210	171	-167	-49%
30 to 34	278	284	258	220	-58	-21%
35 to 39	217	236	258	216	-1	0%
40 to 44	239	211	265	195	-44	-18%
45 to 49	273	225	235	271	-2	-1%
50 to 54	256	248	246	335	79	31%
55 to 59	202	250	204	286	84	42%
60 to 61	69	99	95	136	67	97%
62 to 64	110	145	156	132	22	20%
65 to 69	140	227	262	281	141	101%
70 to 74	116	175	272	192	76	66%
75 to 79	97	117	245	196	99	102%
80 to 84	54	57	140	164	110	204%
85 and over	28	34	49	103	75	268%
Median Age	29.3	31.0	38.3	42.2	12.9	44%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,253	4,505	4,513	4,411	158	4%
Hispanic	2,019	2,352	2,755	3,075	1,056	52%
Non-Hispanic	2,234	2,153	1,758	1,336	-898	-40%
White	274	246	194	114	-160	-58%
Black	1,577	1,515	1,069	615	-962	-61%
American Indian	8	11	12	7	-1	-13%
Asian	223	234	305	380	157	70%
Hawaiian / Pacific Islander	32	19	17	18	-14	-44%
Other	10	10	18	28	18	180%
Two or More Races	110	118	143	174	64	58%

GROWTH TRENDS IN TOTAL POPULATION



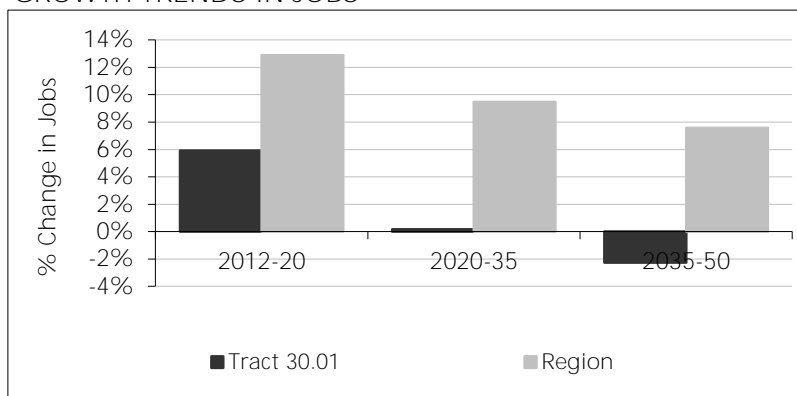
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	411	442	463	467	56	14%
Civilian Jobs	411	442	463	467	56	14%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	583	583	583	583	0	0%
Developed Acres	560	574	576	576	16	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	242	254	252	252	10	4%
Multiple Family	0	0	2	2	2	--
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	44	44	46	46	2	4%
Commercial/Services	13	13	13	13	0	-3%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	103	105	105	105	2	2%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	147	147	147	147	0	0%
Vacant Developable Acres	16	2	0	0	-16	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	12	0	0	0	-12	-99%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	4	2	0	0	-4	-100%
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	6	6	6	6	0	0%
Employment Density ³	6.0	6.5	6.6	6.7	0.7	11%
Residential Density ⁴	5.1	5.1	5.2	5.2	0.1	1%

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