

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 87.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,386	3,397	3,410	3,532	146	4%
Household Population	3,187	3,208	3,206	3,316	129	4%
Group Quarters Population	199	189	204	216	17	9%
Civilian	199	189	204	216	17	9%
Military	0	0	0	0	0	0%
Total Housing Units	1,270	1,270	1,270	1,370	100	8%
Single Family	614	614	614	614	0	0%
Multiple Family	656	656	656	756	100	15%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,222	1,203	1,208	1,312	90	7%
Single Family	597	586	590	586	-11	-2%
Multiple Family	625	617	618	726	101	16%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	5.3%	4.9%	4.2%	0.4	11%
Single Family	2.8%	4.6%	3.9%	4.6%	1.8	64%
Multiple Family	4.7%	5.9%	5.8%	4.0%	-0.7	-15%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.61	2.67	2.65	2.53	-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	111	87	68	67	-44	-40%
\$15,000-\$29,999	113	181	162	131	18	16%
\$30,000-\$44,999	222	206	178	199	-23	-10%
\$45,000-\$59,999	173	201	200	187	14	8%
\$60,000-\$74,999	173	172	169	182	9	5%
\$75,000-\$99,999	187	171	198	217	30	16%
\$100,000-\$124,999	123	93	108	146	23	19%
\$125,000-\$149,999	57	45	55	82	25	44%
\$150,000-\$199,999	52	38	59	85	33	63%
\$200,000 or more	11	9	11	16	5	45%
Total Households	1,222	1,203	1,208	1,312	90	7%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,306	\$54,515	\$59,700	\$65,934	\$6,628	11%

*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.

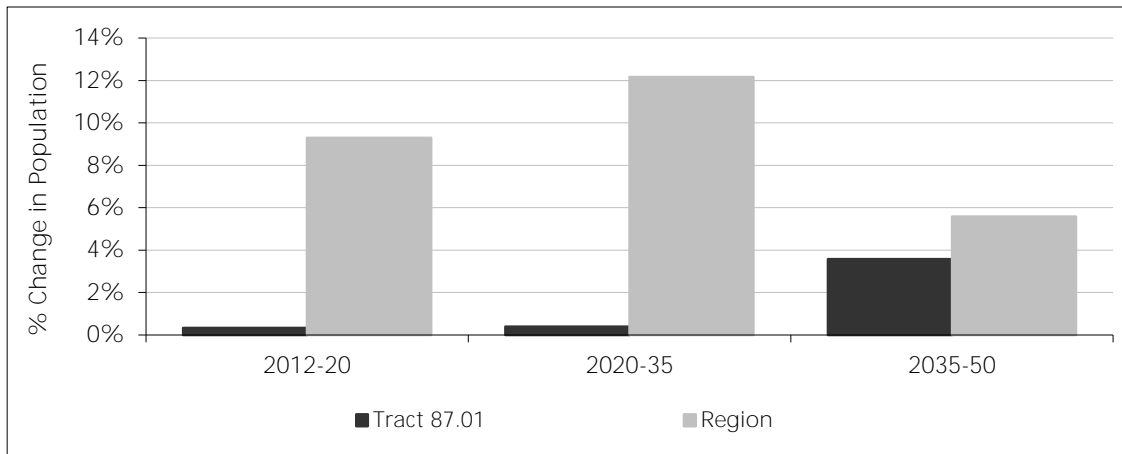
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,386	3,397	3,410	3,532	146	4%
Under 5	323	324	324	331	8	2%
5 to 9	330	332	333	353	23	7%
10 to 14	272	272	272	277	5	2%
15 to 17	128	128	131	133	5	4%
18 to 19	58	58	58	60	2	3%
20 to 24	214	215	215	227	13	6%
25 to 29	349	351	355	381	32	9%
30 to 34	467	468	470	474	7	1%
35 to 39	360	362	363	377	17	5%
40 to 44	238	240	241	251	13	5%
45 to 49	131	131	131	132	1	1%
50 to 54	138	138	138	140	2	1%
55 to 59	88	88	88	92	4	5%
60 to 61	24	24	24	24	0	0%
62 to 64	41	41	41	41	0	0%
65 to 69	33	33	33	37	4	12%
70 to 74	39	39	39	41	2	5%
75 to 79	39	39	39	42	3	8%
80 to 84	29	29	29	31	2	7%
85 and over	85	85	86	88	3	4%
Median Age	30.2	30.2	30.2	30.0	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,386	3,397	3,410	3,532	146	4%
Hispanic	644	644	645	672	28	4%
Non-Hispanic	2,742	2,753	2,765	2,860	118	4%
White	1,523	1,529	1,535	1,590	67	4%
Black	357	358	360	367	10	3%
American Indian	21	21	21	21	0	0%
Asian	590	593	595	611	21	4%
Hawaiian / Pacific Islander	25	25	25	27	2	8%
Other	9	9	9	9	0	0%
Two or More Races	217	218	220	235	18	8%

GROWTH TRENDS IN TOTAL POPULATION



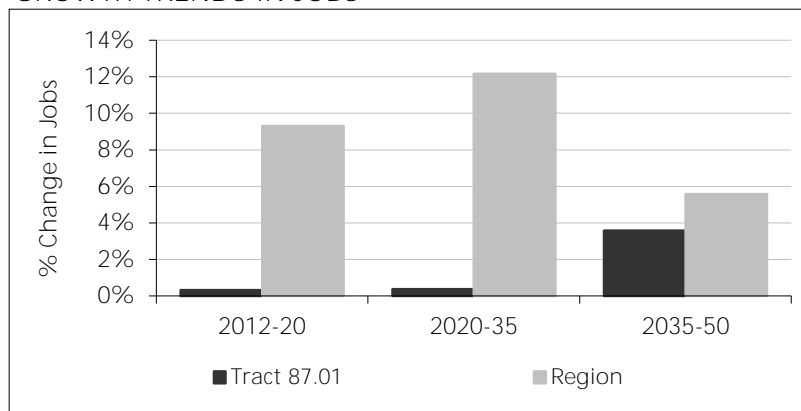
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,017	1,020	1,026	1,039	22	2%
Civilian Jobs	1,017	1,020	1,026	1,039	22	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	416	416	416	416	0	0%
Developed Acres	416	416	416	416	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	144	144	144	144	0	0%
Multiple Family	25	25	25	25	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	1	1	1	1	0	0%
Commercial/Services	15	15	15	16	0	2%
Office	4	4	4	4	0	-3%
Schools	43	43	43	43	0	0%
Roads and Freeways	69	69	69	69	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	112	112	112	112	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	15.9	16.0	16.0	16.2	0.3	2%
Residential Density ⁴	7.4	7.4	7.4	8.0	0.6	8%

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