

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 23.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,852	2,900	4,594	4,554	1,702	60%
Household Population	2,837	2,888	4,577	4,534	1,697	60%
Group Quarters Population	15	12	17	20	5	33%
Civilian	15	12	17	20	5	33%
Military	0	0	0	0	0	0%
Total Housing Units	1,216	1,218	1,882	1,882	666	55%
Single Family	311	311	278	278	-33	-11%
Multiple Family	905	907	1,604	1,604	699	77%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,160	1,154	1,835	1,825	665	57%
Single Family	297	289	274	269	-28	-9%
Multiple Family	863	865	1,561	1,556	693	80%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.6%	5.3%	2.5%	3.0%	-1.6	-35%
Single Family	4.5%	7.1%	1.4%	3.2%	-1.3	-29%
Multiple Family	4.6%	4.6%	2.7%	3.0%	-1.6	-35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.45	2.50	2.49	2.48	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	269	208	265	235	-34	-13%
\$15,000-\$29,999	277	152	265	215	-62	-22%
\$30,000-\$44,999	207	146	172	173	-34	-16%
\$45,000-\$59,999	120	102	201	215	95	79%
\$60,000-\$74,999	97	136	162	132	35	36%
\$75,000-\$99,999	95	96	227	250	155	163%
\$100,000-\$124,999	50	90	87	101	51	102%
\$125,000-\$149,999	14	44	131	132	118	843%
\$150,000-\$199,999	18	72	124	117	99	550%
\$200,000 or more	13	108	201	255	242	1862%
Total Households	1,160	1,154	1,835	1,825	665	57%
Median Household Income						
Adjusted for inflation (\$2010)	\$32,464	\$55,441	\$61,343	\$68,466	\$36,002	111%

*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.

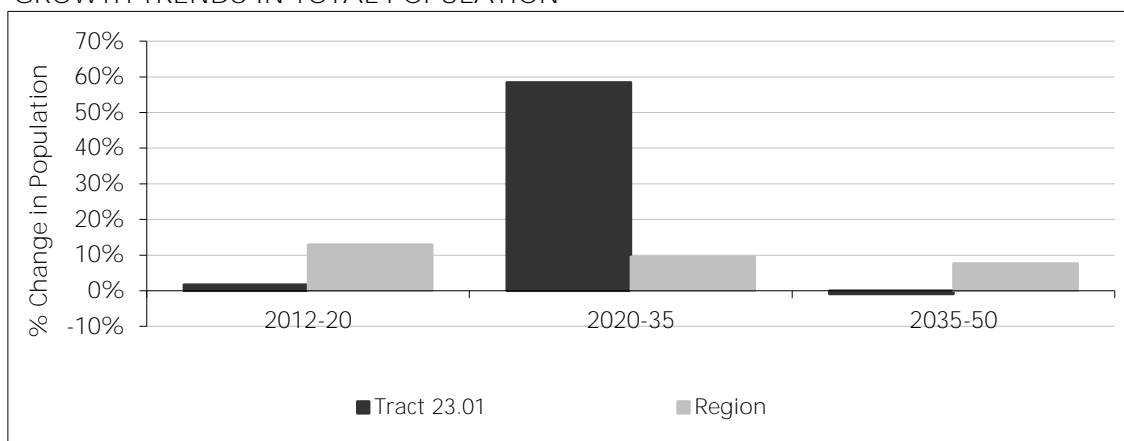
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,852	2,900	4,594	4,554	1,702	60%
Under 5	214	257	389	363	149	70%
5 to 9	204	214	369	360	156	76%
10 to 14	183	176	318	318	135	74%
15 to 17	129	115	199	205	76	59%
18 to 19	63	47	76	86	23	37%
20 to 24	213	202	260	275	62	29%
25 to 29	304	316	410	387	83	27%
30 to 34	282	272	398	371	89	32%
35 to 39	233	238	376	320	87	37%
40 to 44	233	212	403	352	119	51%
45 to 49	169	158	254	257	88	52%
50 to 54	168	156	249	269	101	60%
55 to 59	153	167	235	293	140	92%
60 to 61	63	77	104	116	53	84%
62 to 64	65	69	90	85	20	31%
65 to 69	63	93	172	183	120	190%
70 to 74	39	57	121	124	85	218%
75 to 79	25	29	78	90	65	260%
80 to 84	30	30	85	99	69	230%
85 and over	19	15	8	1	-18	-95%
Median Age	32.1	32.3	33.5	33.8	1.7	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,852	2,900	4,594	4,554	1,702	60%
Hispanic	1,092	1,297	2,564	2,836	1,744	160%
Non-Hispanic	1,760	1,603	2,030	1,718	-42	-2%
White	572	403	128	0	-572	-100%
Black	342	323	371	248	-94	-27%
American Indian	6	6	7	7	1	17%
Asian	723	748	1,317	1,254	531	73%
Hawaiian / Pacific Islander	10	13	30	34	24	240%
Other	6	6	8	7	1	17%
Two or More Races	101	104	169	168	67	66%

GROWTH TRENDS IN TOTAL POPULATION



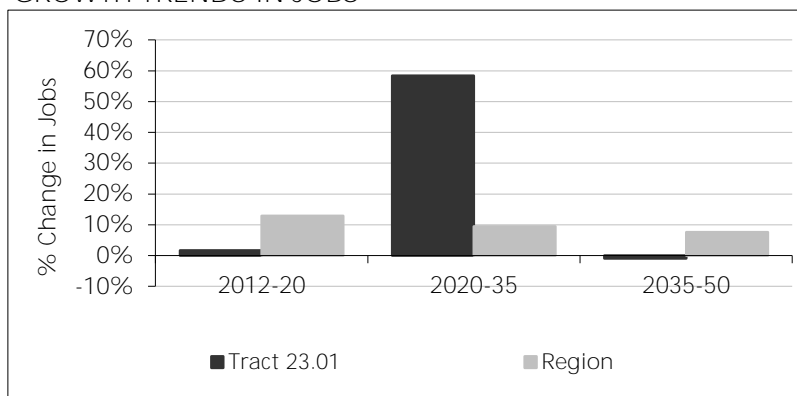
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	555	555	622	639	84	15%
Civilian Jobs	555	555	622	639	84	15%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	106	106	106	106	0	0%
Developed Acres	104	106	106	106	2	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	22	22	19	19	-3	-14%
Multiple Family	20	20	19	19	-1	-4%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	2	17	17	17	--
Industrial	0	0	0	0	0	0%
Commercial/Services	12	12	1	1	-11	-94%
Office	0	0	0	0	0	0%
Schools	25	25	25	25	0	0%
Roads and Freeways	26	26	26	26	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	1	1	0	0	-1	-96%
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	-100%
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	15.3	14.9	18.3	18.8	3.5	23%
Residential Density ⁴	29.1	28.5	40.5	40.5	11.4	39%

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