

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 11.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,114	3,269	4,016	3,867	753	24%
Household Population	3,112	3,268	4,009	3,855	743	24%
Group Quarters Population	2	1	7	12	10	500%
Civilian	2	1	7	12	10	500%
Military	0	0	0	0	0	0%
Total Housing Units	1,780	1,785	2,168	2,168	388	22%
Single Family	591	571	466	466	-125	-21%
Multiple Family	1,189	1,214	1,702	1,702	513	43%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,701	1,726	2,112	2,045	344	20%
Single Family	566	560	460	454	-112	-20%
Multiple Family	1,135	1,166	1,652	1,591	456	40%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.4%	3.3%	2.6%	5.7%	1.3	30%
Single Family	4.2%	1.9%	1.3%	2.6%	-1.6	-38%
Multiple Family	4.5%	4.0%	2.9%	6.5%	2.0	44%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.83	1.89	1.90	1.89	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	179	212	225	190	11	6%
\$15,000-\$29,999	350	283	326	267	-83	-24%
\$30,000-\$44,999	397	256	294	254	-143	-36%
\$45,000-\$59,999	211	237	244	268	57	27%
\$60,000-\$74,999	150	205	279	229	79	53%
\$75,000-\$99,999	198	218	296	288	90	45%
\$100,000-\$124,999	91	133	168	223	132	145%
\$125,000-\$149,999	65	66	112	113	48	74%
\$150,000-\$199,999	37	84	108	113	76	205%
\$200,000 or more	23	32	60	100	77	335%
Total Households	1,701	1,726	2,112	2,045	344	20%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,147	\$52,089	\$57,971	\$62,849	\$20,702	49%

*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.

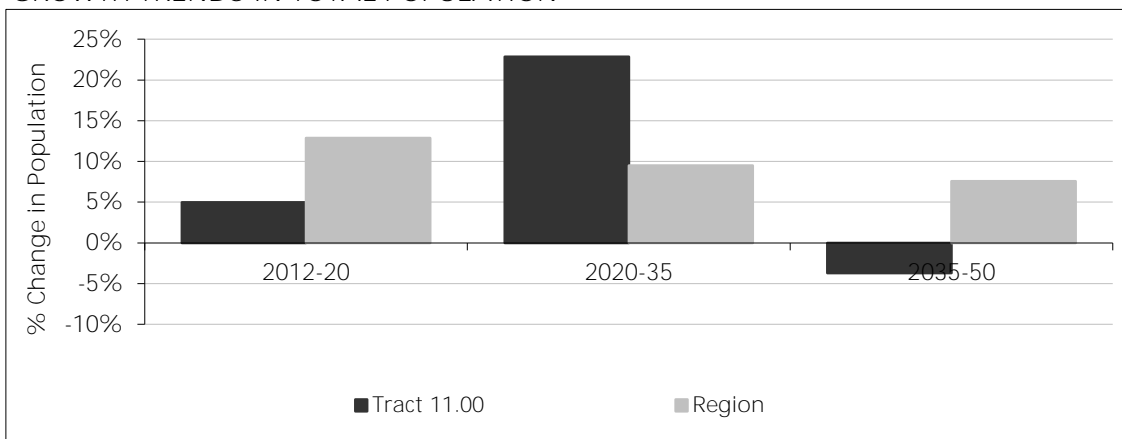
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,114	3,269	4,016	3,867	753	24%
Under 5	184	217	256	246	62	34%
5 to 9	103	115	146	142	39	38%
10 to 14	94	89	116	119	25	27%
15 to 17	48	41	55	51	3	6%
18 to 19	38	28	36	31	-7	-18%
20 to 24	152	155	181	169	17	11%
25 to 29	410	421	439	410	0	0%
30 to 34	493	497	540	543	50	10%
35 to 39	342	389	441	399	57	17%
40 to 44	267	245	349	269	2	1%
45 to 49	221	196	275	247	26	12%
50 to 54	202	177	229	220	18	9%
55 to 59	188	206	219	252	64	34%
60 to 61	72	84	77	76	4	6%
62 to 64	80	101	110	123	43	54%
65 to 69	91	132	172	173	82	90%
70 to 74	53	86	152	135	82	155%
75 to 79	27	35	79	67	40	148%
80 to 84	26	28	82	88	62	238%
85 and over	23	27	62	107	84	365%
Median Age	35.5	35.9	37.7	37.8	2.3	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,114	3,269	4,016	3,867	753	24%
Hispanic	882	1,092	1,672	1,838	956	108%
Non-Hispanic	2,232	2,177	2,344	2,029	-203	-9%
White	1,709	1,633	1,671	1,382	-327	-19%
Black	241	241	230	167	-74	-31%
American Indian	13	11	13	12	-1	-8%
Asian	134	145	216	233	99	74%
Hawaiian / Pacific Islander	16	21	38	46	30	188%
Other	11	9	9	8	-3	-27%
Two or More Races	108	117	167	181	73	68%

GROWTH TRENDS IN TOTAL POPULATION



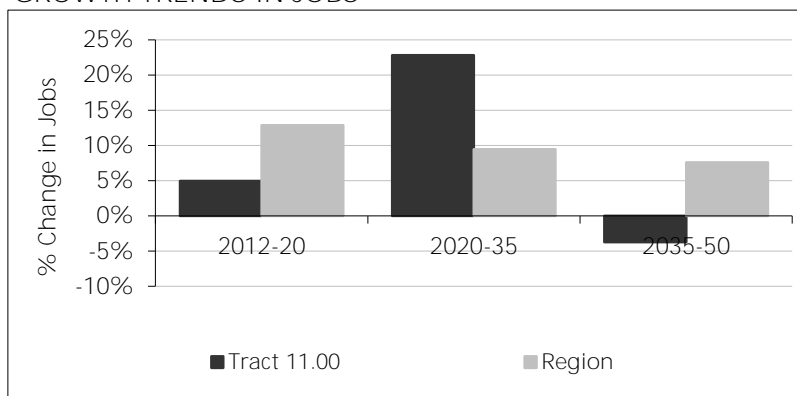
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	545	1,051	1,051	1,052	507	93%
Civilian Jobs	545	1,051	1,051	1,052	507	93%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	202	202	202	202	0	0%
Developed Acres	159	162	162	162	2	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	50	47	41	41	-9	-19%
Multiple Family	26	25	31	31	5	19%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	12	12	12	12	--
Industrial	0	0	0	0	0	0%
Commercial/Services	7	2	1	1	-5	-80%
Office	1	0	0	0	-1	-100%
Schools	4	4	4	4	0	11%
Roads and Freeways	71	71	71	71	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	0	0	0	0	-54%
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	-62%
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	40	40	40	40	0	0%
Employment Density ³	49.4	88.1	91.6	90.7	41.3	84%
Residential Density ⁴	23.2	22.8	27.5	27.5	4.4	19%

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