

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 80.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,844	4,135	4,624	5,780	1,936	50%
Household Population	3,821	4,114	4,600	5,753	1,932	51%
Group Quarters Population	23	21	24	27	4	17%
Civilian	23	21	24	27	4	17%
Military	0	0	0	0	0	0%
Total Housing Units	2,122	2,209	2,507	3,116	994	47%
Single Family	758	756	706	601	-157	-21%
Multiple Family	1,364	1,453	1,801	2,515	1,151	84%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,992	2,085	2,317	2,899	907	46%
Single Family	745	742	696	589	-156	-21%
Multiple Family	1,247	1,343	1,621	2,310	1,063	85%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.1%	5.6%	7.6%	7.0%	0.9	15%
Single Family	1.7%	1.9%	1.4%	2.0%	0.3	18%
Multiple Family	8.6%	7.6%	10.0%	8.2%	-0.4	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.92	1.97	1.99	1.98	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	102	212	220	256	154	151%
\$15,000-\$29,999	225	293	277	330	105	47%
\$30,000-\$44,999	221	263	221	285	64	29%
\$45,000-\$59,999	288	264	362	383	95	33%
\$60,000-\$74,999	160	203	224	285	125	78%
\$75,000-\$99,999	207	153	213	362	155	75%
\$100,000-\$124,999	220	175	185	159	-61	-28%
\$125,000-\$149,999	150	96	118	199	49	33%
\$150,000-\$199,999	184	156	174	194	10	5%
\$200,000 or more	235	270	323	446	211	90%
Total Households	1,992	2,085	2,317	2,899	907	46%
Median Household Income						
Adjusted for inflation (\$2010)	\$75,000	\$60,776	\$65,257	\$70,289	(\$4,711)	-6%

*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.

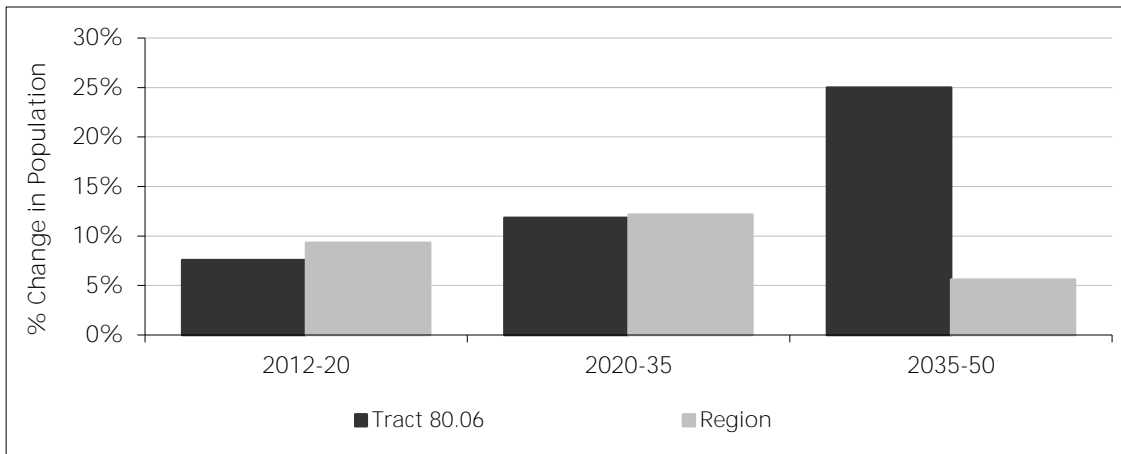
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,844	4,135	4,624	5,780	1,936	50%
Under 5	153	190	195	273	120	78%
5 to 9	146	173	186	264	118	81%
10 to 14	122	125	155	195	73	60%
15 to 17	74	63	87	93	19	26%
18 to 19	50	33	42	37	-13	-26%
20 to 24	185	176	213	222	37	20%
25 to 29	631	632	600	775	144	23%
30 to 34	593	621	535	791	198	33%
35 to 39	366	451	441	563	197	54%
40 to 44	270	264	327	340	70	26%
45 to 49	226	204	263	258	32	14%
50 to 54	192	170	215	245	53	28%
55 to 59	188	201	191	265	77	41%
60 to 61	62	74	55	71	9	15%
62 to 64	109	138	120	164	55	50%
65 to 69	111	155	158	210	99	89%
70 to 74	92	163	230	242	150	163%
75 to 79	67	95	174	157	90	134%
80 to 84	102	102	245	262	160	157%
85 and over	105	105	192	353	248	236%
Median Age	34.7	35.6	38.4	37.1	2.4	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,844	4,135	4,624	5,780	1,936	50%
Hispanic	373	459	581	787	414	111%
Non-Hispanic	3,471	3,676	4,043	4,993	1,522	44%
White	3,182	3,338	3,554	4,287	1,105	35%
Black	24	27	32	41	17	71%
American Indian	7	8	10	11	4	57%
Asian	120	144	225	338	218	182%
Hawaiian / Pacific Islander	10	14	29	46	36	360%
Other	12	10	8	8	-4	-33%
Two or More Races	116	135	185	262	146	126%

GROWTH TRENDS IN TOTAL POPULATION



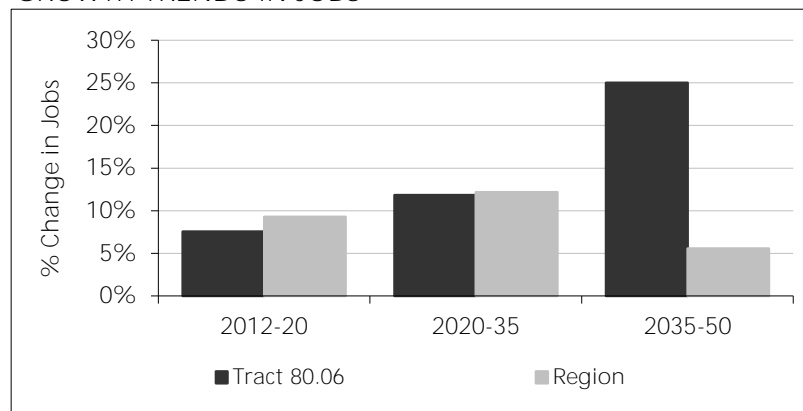
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,127	1,136	1,160	1,319	192	17%
Civilian Jobs	1,127	1,136	1,160	1,319	192	17%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	228	228	228	228	0	0%
Developed Acres	227	227	227	228	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	92	92	88	81	-11	-11%
Multiple Family	43	43	47	53	9	22%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	-100%
Mixed Use	0	1	2	12	12	--
Industrial	0	0	0	0	0	0%
Commercial/Services	9	9	8	0	-9	-98%
Office	1	1	0	0	-1	-100%
Schools	12	12	12	12	0	0%
Roads and Freeways	63	63	63	63	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	0	0%
Vacant Developable Acres	1	1	1	0	-1	-60%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	0	-75%
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	50.8	51.8	54.5	71.8	21.0	41%
Residential Density ⁴	15.7	16.3	18.4	22.2	6.6	42%

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