

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 27.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,697	4,807	8,056	7,963	3,266	70%
Household Population	4,697	4,807	8,056	7,963	3,266	70%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,797	1,799	2,944	2,966	1,169	65%
Single Family	594	594	594	594	0	0%
Multiple Family	951	953	2,098	2,120	1,169	123%
Mobile Homes	252	252	252	252	0	0%
Occupied Housing Units	1,705	1,715	2,844	2,835	1,130	66%
Single Family	539	538	541	532	-7	-1%
Multiple Family	914	925	2,052	2,057	1,143	125%
Mobile Homes	252	252	251	246	-6	-2%
Vacancy Rate	5.1%	4.7%	3.4%	4.4%	-0.7	-14%
Single Family	9.3%	9.4%	8.9%	10.4%	1.1	12%
Multiple Family	3.9%	2.9%	2.2%	3.0%	-0.9	-23%
Mobile Homes	0.0%	0.0%	0.4%	2.4%	2.4	0%
Persons per Household	2.75	2.80	2.83	2.81	0.1	2%

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	234	196	276	231	-3	-1%
\$15,000-\$29,999	312	267	373	337	25	8%
\$30,000-\$44,999	356	270	398	369	13	4%
\$45,000-\$59,999	245	207	425	365	120	49%
\$60,000-\$74,999	123	219	344	332	209	170%
\$75,000-\$99,999	189	229	366	405	216	114%
\$100,000-\$124,999	104	143	257	312	208	200%
\$125,000-\$149,999	85	69	177	191	106	125%
\$150,000-\$199,999	43	102	171	176	133	309%
\$200,000 or more	14	13	57	117	103	736%
Total Households	1,705	1,715	2,844	2,835	1,130	66%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,914	\$54,022	\$58,235	\$65,218	\$22,304	52%

*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.

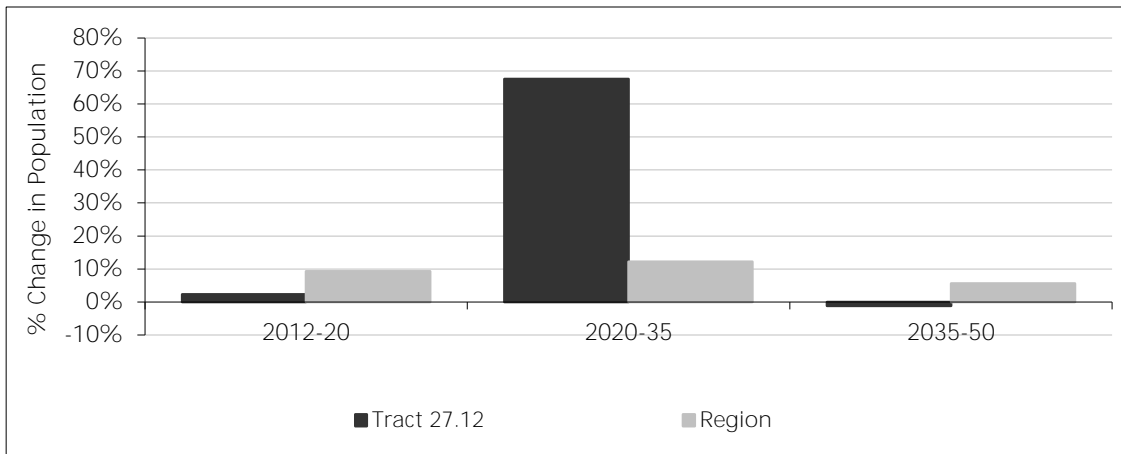
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,697	4,807	8,056	7,963	3,266	70%
Under 5	433	504	745	671	238	55%
5 to 9	344	345	598	555	211	61%
10 to 14	326	297	550	534	208	64%
15 to 17	195	166	287	290	95	49%
18 to 19	128	104	175	170	42	33%
20 to 24	340	331	410	400	60	18%
25 to 29	339	345	441	418	79	23%
30 to 34	344	336	514	468	124	36%
35 to 39	314	321	551	456	142	45%
40 to 44	288	255	544	465	177	61%
45 to 49	288	252	423	422	134	47%
50 to 54	287	264	419	460	173	60%
55 to 59	220	235	297	363	143	65%
60 to 61	82	103	129	147	65	79%
62 to 64	137	167	239	250	113	82%
65 to 69	169	243	447	468	299	177%
70 to 74	125	180	395	347	222	178%
75 to 79	107	123	346	310	203	190%
80 to 84	89	90	270	331	242	272%
85 and over	142	146	276	438	296	208%
Median Age	33.5	34.6	37.8	40.2	6.7	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,697	4,807	8,056	7,963	3,266	70%
Hispanic	1,625	1,955	4,285	4,902	3,277	202%
Non-Hispanic	3,072	2,852	3,771	3,061	-11	0%
White	779	560	196	0	-779	-100%
Black	1,359	1,309	1,673	1,157	-202	-15%
American Indian	6	5	7	6	0	0%
Asian	756	795	1,558	1,538	782	103%
Hawaiian / Pacific Islander	24	30	68	81	57	238%
Other	8	8	12	11	3	38%
Two or More Races	140	145	257	268	128	91%

GROWTH TRENDS IN TOTAL POPULATION



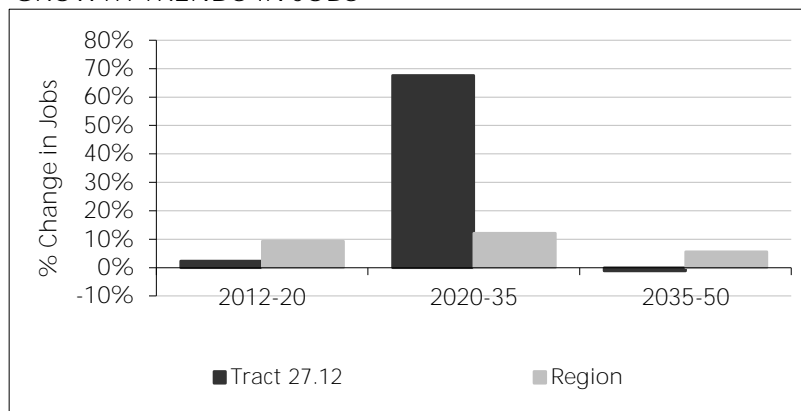
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,567	2,205	2,206	2,206	639	41%
Civilian Jobs	1,567	2,205	2,206	2,206	639	41%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	556	556	556	556	0	0%
Developed Acres	393	394	395	395	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	94	94	94	94	0	0%
Multiple Family	39	39	39	40	1	3%
Mobile Homes	44	44	44	43	-1	-2%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	25	34	34	34	--
Industrial	63	58	58	58	-5	-8%
Commercial/Services	24	7	7	7	-17	-70%
Office	10	8	0	0	-10	-100%
Schools	5	5	5	5	0	0%
Roads and Freeways	105	105	105	105	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	10	10	1	13%
Vacant Developable Acres	3	1	0	0	-3	-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	2	0	0	0	-2	-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	1	1	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	161	161	161	161	0	0%
Employment Density ³	15.4	24.3	25.5	25.5	10.1	65%
Residential Density ⁴	10.1	9.5	15.2	15.3	5.1	51%

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