

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 59.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,849	2,937	3,885	4,663	1,814	64%
Household Population	2,831	2,922	3,863	4,635	1,804	64%
Group Quarters Population	18	15	22	28	10	56%
Civilian	18	15	22	28	10	56%
Military	0	0	0	0	0	0%
Total Housing Units	2,138	2,138	2,684	3,154	1,016	48%
Single Family	227	227	196	76	-151	-67%
Multiple Family	1,911	1,911	2,488	3,078	1,167	61%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,912	1,888	2,462	2,918	1,006	53%
Single Family	205	205	182	68	-137	-67%
Multiple Family	1,707	1,683	2,280	2,850	1,143	67%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	10.6%	11.7%	8.3%	7.5%	-3.1	-29%
Single Family	9.7%	9.7%	7.1%	10.5%	0.8	8%
Multiple Family	10.7%	11.9%	8.4%	7.4%	-3.3	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.48	1.55	1.57	1.59	0.1	7%

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	191	154	171	183	-8	-4%
\$15,000-\$29,999	286	229	284	284	-2	-1%
\$30,000-\$44,999	341	225	279	348	7	2%
\$45,000-\$59,999	205	280	286	308	103	50%
\$60,000-\$74,999	256	168	208	300	44	17%
\$75,000-\$99,999	279	268	404	383	104	37%
\$100,000-\$124,999	164	182	245	295	131	80%
\$125,000-\$149,999	67	122	172	247	180	269%
\$150,000-\$199,999	79	102	182	258	179	227%
\$200,000 or more	44	158	231	312	268	609%
Total Households	1,912	1,888	2,462	2,918	1,006	53%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,098	\$65,000	\$75,186	\$77,350	\$22,252	40%

*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.

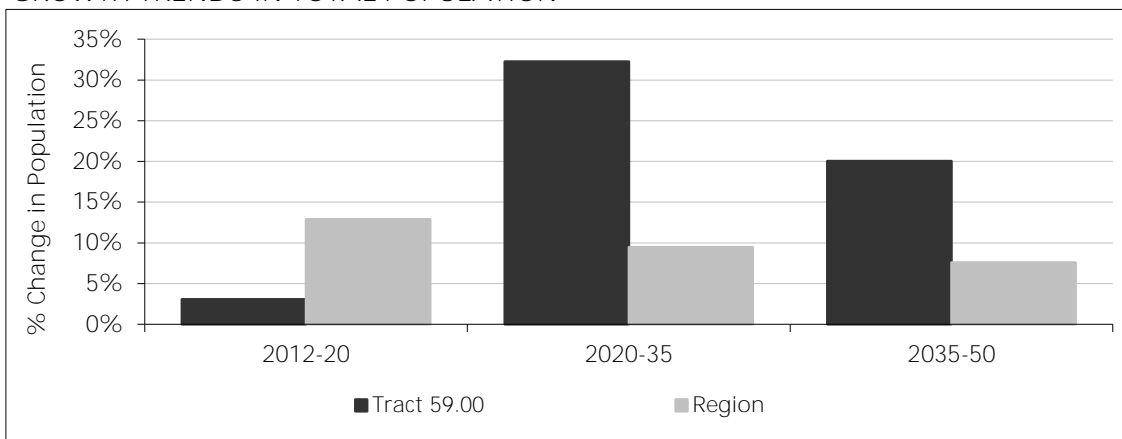
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,849	2,937	3,885	4,663	1,814	64%
Under 5	88	106	125	159	71	81%
5 to 9	48	52	60	71	23	48%
10 to 14	40	37	50	58	18	45%
15 to 17	25	21	28	39	14	56%
18 to 19	18	12	18	13	-5	-28%
20 to 24	110	102	134	128	18	16%
25 to 29	454	446	486	572	118	26%
30 to 34	528	525	593	772	244	46%
35 to 39	286	327	394	461	175	61%
40 to 44	223	208	321	326	103	46%
45 to 49	178	148	209	222	44	25%
50 to 54	155	127	175	189	34	22%
55 to 59	151	154	175	246	95	63%
60 to 61	48	59	62	81	33	69%
62 to 64	88	105	120	172	84	95%
65 to 69	111	149	196	246	135	122%
70 to 74	84	133	223	228	144	171%
75 to 79	49	62	142	129	80	163%
80 to 84	56	54	142	165	109	195%
85 and over	109	110	232	386	277	254%
Median Age	37.0	37.6	40.8	40.9	3.9	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,849	2,937	3,885	4,663	1,814	64%
Hispanic	585	727	1,240	1,743	1,158	198%
Non-Hispanic	2,264	2,210	2,645	2,920	656	29%
White	1,913	1,839	2,102	2,225	312	16%
Black	100	101	106	99	-1	-1%
American Indian	10	8	9	8	-2	-20%
Asian	133	145	243	333	200	150%
Hawaiian / Pacific Islander	9	12	24	38	29	322%
Other	9	8	9	8	-1	-11%
Two or More Races	90	97	152	209	119	132%

GROWTH TRENDS IN TOTAL POPULATION



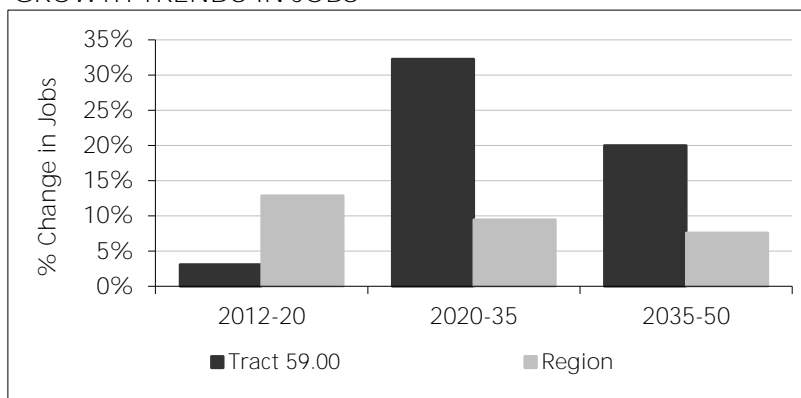
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,579	1,579	2,102	2,536	957	61%
Civilian Jobs	1,579	1,579	2,102	2,536	957	61%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	104	104	104	104	0	0%
Developed Acres	100	100	102	103	3	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	13	12	3	-10	-78%
Multiple Family	24	24	20	29	5	21%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	0	0	-1	-100%
Mixed Use	0	0	18	21	21	--
Industrial	1	1	1	1	0	0%
Commercial/Services	3	3	1	1	-2	-81%
Office	9	9	1	1	-9	-95%
Schools	0	0	0	0	0	0%
Roads and Freeways	49	49	49	49	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	3	3	2	0	-3	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	-1	-75%
Mixed Use	2	2	0	0	-2	-100%
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	120.0	120.0	171.7	207.9	87.9	73%
Residential Density ⁴	55.5	55.5	65.3	74.2	18.7	34%

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