

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 100.13

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,677	5,606	7,601	8,917	3,240	57%
Household Population	5,677	5,606	7,601	8,917	3,240	57%
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	1,499	1,455	1,974	2,345	846	56%
Single Family	466	454	256	242	-224	-48%
Multiple Family	945	913	1,630	2,078	1,133	120%
Mobile Homes	88	88	88	25	-63	-72%
Occupied Housing Units	1,499	1,456	1,972	2,329	830	55%
Single Family	465	453	257	241	-224	-48%
Multiple Family	946	915	1,629	2,065	1,119	118%
Mobile Homes	88	88	86	23	-65	-74%
Vacancy Rate	0.0%	-0.1%	0.1%	0.7%	0.7	0%
Single Family	0.2%	0.2%	-0.4%	0.4%	0.2	100%
Multiple Family	-0.1%	-0.2%	0.1%	0.6%	0.7	-700%
Mobile Homes	0.0%	0.0%	2.3%	8.0%	8.0	0%
Persons per Household	3.79	3.85	3.85	3.83	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	449	262	321	335	-114	-25%
\$15,000-\$29,999	397	279	342	401	4	1%
\$30,000-\$44,999	303	260	368	396	93	31%
\$45,000-\$59,999	161	210	260	318	157	98%
\$60,000-\$74,999	101	161	201	219	118	117%
\$75,000-\$99,999	76	129	207	285	209	275%
\$100,000-\$124,999	9	77	125	145	136	1511%
\$125,000-\$149,999	3	59	85	110	107	3567%
\$150,000-\$199,999	0	14	54	105	105	0%
\$200,000 or more	0	5	9	15	15	0%
Total Households	1,499	1,456	1,972	2,329	830	55%

*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.

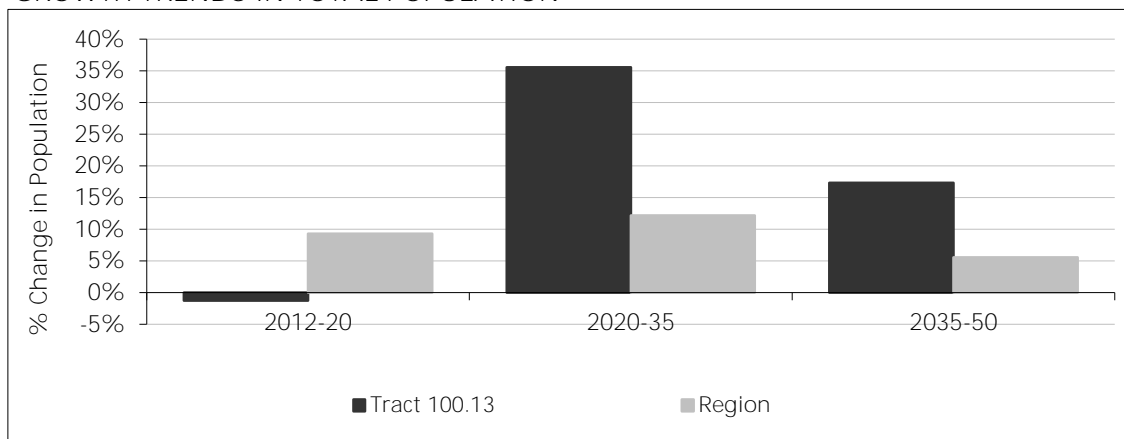
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,677	5,606	7,601	8,917	3,240	57%
Under 5	527	551	621	601	74	14%
5 to 9	469	418	507	510	41	9%
10 to 14	459	385	441	477	18	4%
15 to 17	327	258	284	321	-6	-2%
18 to 19	249	191	213	239	-10	-4%
20 to 24	491	458	462	518	27	5%
25 to 29	395	408	446	461	66	17%
30 to 34	331	297	404	387	56	17%
35 to 39	311	273	402	356	45	14%
40 to 44	310	241	383	356	46	15%
45 to 49	345	311	398	476	131	38%
50 to 54	313	326	400	551	238	76%
55 to 59	306	369	430	664	358	117%
60 to 61	99	138	191	251	152	154%
62 to 64	121	171	243	296	175	145%
65 to 69	179	259	482	556	377	211%
70 to 74	125	178	402	448	323	258%
75 to 79	120	142	383	504	384	320%
80 to 84	127	135	330	564	437	344%
85 and over	73	97	179	381	308	422%
Median Age	29.0	32.3	40.3	47.4	18.4	63%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,677	5,606	7,601	8,917	3,240	57%
Hispanic	5,544	5,508	7,512	8,861	3,317	60%
Non-Hispanic	133	98	89	56	-77	-58%
White	82	59	45	15	-67	-82%
Black	16	12	14	12	-4	-25%
American Indian	7	4	2	0	-7	-100%
Asian	19	15	20	21	2	11%
Hawaiian / Pacific Islander	2	2	3	3	1	50%
Other	1	1	0	0	-1	-100%
Two or More Races	6	5	5	5	-1	-17%

GROWTH TRENDS IN TOTAL POPULATION



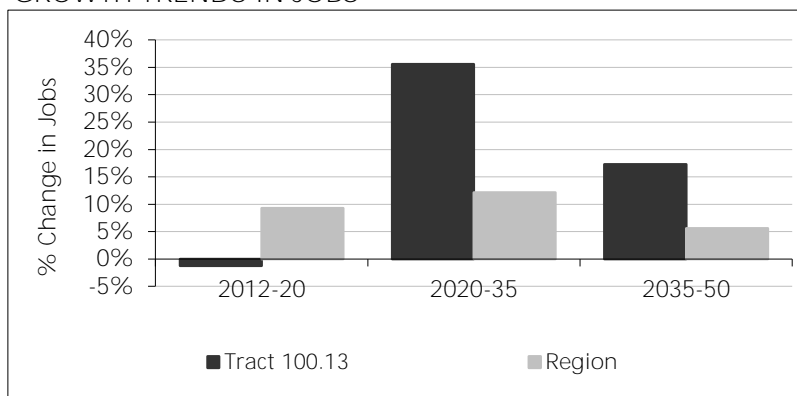
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,104	1,219	1,300	1,300	196	18%
Civilian Jobs	1,104	1,219	1,300	1,300	196	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	218	218	218	218	0	0%
Developed Acres	212	212	215	218	6	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	59	58	22	20	-39	-67%
Multiple Family	35	34	76	84	49	142%
Mobile Homes	4	4	4	1	-3	-80%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	9	11	11	--
Industrial	12	1	0	0	-12	-100%
Commercial/Services	22	18	13	11	-11	-51%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	4%
Roads and Freeways	68	79	79	79	11	16%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	3	2	2	-1	-17%
Vacant Developable Acres	6	6	3	0	-6	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	5	5	3	0	-5	-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	-100%
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	25.2	37.9	47.0	49.0	23.8	95%
Residential Density ⁴	15.4	14.8	18.6	21.3	5.9	38%

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