

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 55

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	198	220	235	248	50	25%
Household Population	13	35	36	37	24	185%
Group Quarters Population	185	185	199	211	26	14%
Civilian	43	43	57	69	26	60%
Military	142	142	142	142	0	0%
Total Housing Units	13	13	13	13	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	13	13	13	13	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	13	13	13	13	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	13	13	13	13	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	0.0%	0.0%	0.0%	0.0	0%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.00	2.69	2.77	2.85	1.9	185%

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	1	2	2	0	-1	-100%
\$15,000-\$29,999	2	1	1	1	-1	-50%
\$30,000-\$44,999	1	1	1	2	1	100%
\$45,000-\$59,999	1	1	1	0	-1	-100%
\$60,000-\$74,999	1	1	1	1	0	0%
\$75,000-\$99,999	1	1	1	1	0	0%
\$100,000-\$124,999	0	1	1	2	2	0%
\$125,000-\$149,999	1	1	1	0	-1	-100%
\$150,000-\$199,999	1	1	1	1	0	0%
\$200,000 or more	4	3	3	5	1	25%
Total Households	13	13	13	13	0	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$87,500	\$87,500	\$87,500	\$118,750	\$31,250	36%

*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.

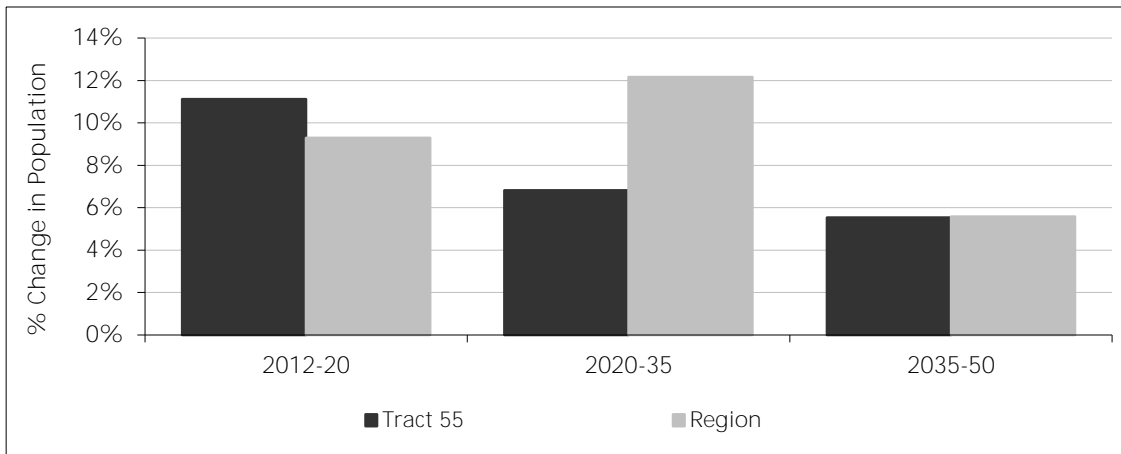
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	198	220	235	248	50	25%
Under 5	2	2	5	8	6	300%
5 to 9	0	0	0	0	0	0%
10 to 14	0	0	0	0	0	0%
15 to 17	0	0	0	0	0	0%
18 to 19	23	23	23	23	0	0%
20 to 24	102	114	117	118	16	16%
25 to 29	29	34	36	39	10	34%
30 to 34	18	19	19	19	1	6%
35 to 39	9	9	12	15	6	67%
40 to 44	2	3	3	3	1	50%
45 to 49	0	0	0	0	0	0%
50 to 54	0	0	0	0	0	0%
55 to 59	0	0	0	0	0	0%
60 to 61	2	2	2	2	0	0%
62 to 64	0	0	0	0	0	0%
65 to 69	2	5	5	5	3	150%
70 to 74	2	2	2	2	0	0%
75 to 79	3	3	6	6	3	100%
80 to 84	2	2	3	4	2	100%
85 and over	2	2	2	4	2	100%
Median Age	23.6	23.7	23.8	23.9	0.3	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	198	220	235	248	50	25%
Hispanic	34	35	35	35	1	3%
Non-Hispanic	164	185	200	213	49	30%
White	102	113	118	122	20	20%
Black	26	30	36	42	16	62%
American Indian	5	6	9	12	7	140%
Asian	21	23	24	24	3	14%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	0	0	0	0	0	0%
Two or More Races	10	13	13	13	3	30%

GROWTH TRENDS IN TOTAL POPULATION



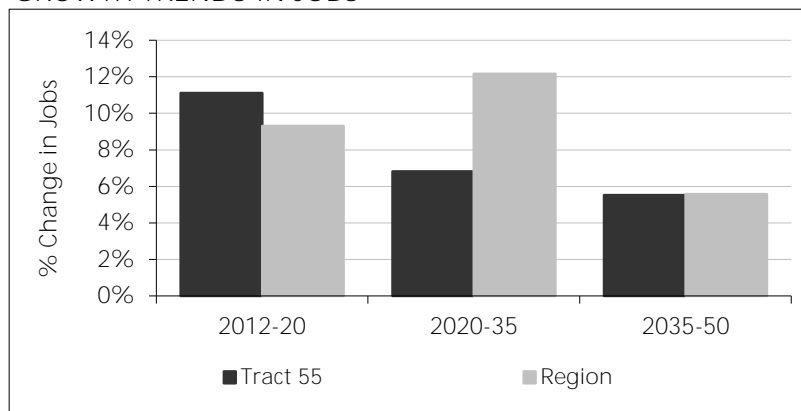
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,694	4,913	5,176	5,251	557	12%
Civilian Jobs	1,107	1,326	1,589	1,664	557	50%
Military Jobs	3,587	3,587	3,587	3,587	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	143	143	143	143	0	0%
Developed Acres	121	123	126	143	22	18%
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%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	81	83	86	87	6	7%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	12	12	12	12	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	28	28	28	44	16	58%
Vacant Developable Acres	22	20	17	0	-22	-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	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	4	1	0	-6	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	16	16	16	0	-16	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	13.7	15.9	18.4	19.1	5.5	40%
Residential Density ⁴	--	--	--	--	--	--

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