

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 3

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,747	4,989	5,355	7,987	3,240	68%
Household Population	4,567	4,825	5,171	7,792	3,225	71%
Group Quarters Population	180	164	184	195	15	8%
Civilian	180	164	184	195	15	8%
Military	0	0	0	0	0	0%
Total Housing Units	3,148	3,230	3,360	4,962	1,814	58%
Single Family	556	587	563	419	-137	-25%
Multiple Family	2,592	2,643	2,797	4,543	1,951	75%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,887	2,938	3,118	4,671	1,784	62%
Single Family	537	557	540	397	-140	-26%
Multiple Family	2,350	2,381	2,578	4,274	1,924	82%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.3%	9.0%	7.2%	5.9%	-2.4	-29%
Single Family	3.4%	5.1%	4.1%	5.3%	1.9	56%
Multiple Family	9.3%	9.9%	7.8%	5.9%	-3.4	-37%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.58	1.64	1.66	1.67	0.1	6%

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	285	187	179	188	-97	-34%
\$15,000-\$29,999	366	347	289	449	83	23%
\$30,000-\$44,999	554	365	430	565	11	2%
\$45,000-\$59,999	336	334	238	385	49	15%
\$60,000-\$74,999	312	287	396	503	191	61%
\$75,000-\$99,999	267	516	472	692	425	159%
\$100,000-\$124,999	206	285	285	560	354	172%
\$125,000-\$149,999	124	164	293	398	274	221%
\$150,000-\$199,999	246	196	234	418	172	70%
\$200,000 or more	191	257	302	513	322	169%
Total Households	2,887	2,938	3,118	4,671	1,784	62%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,647	\$72,334	\$76,430	\$83,869	\$28,222	51%

*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.

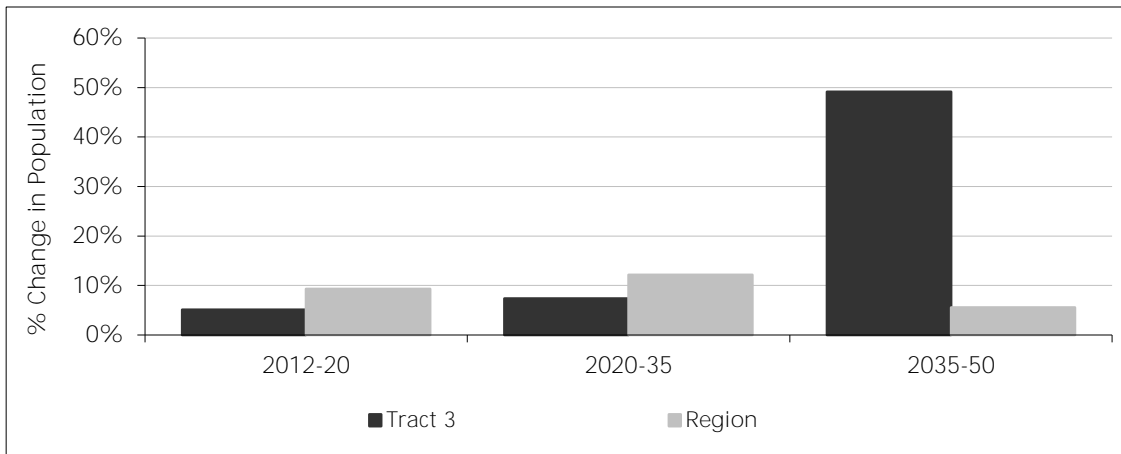
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,747	4,989	5,355	7,987	3,240	68%
Under 5	220	268	289	475	255	116%
5 to 9	94	105	122	191	97	103%
10 to 14	75	66	72	112	37	49%
15 to 17	38	34	47	75	37	97%
18 to 19	42	35	45	68	26	62%
20 to 24	152	144	148	183	31	20%
25 to 29	612	606	553	864	252	41%
30 to 34	807	822	748	1,290	483	60%
35 to 39	505	595	587	901	396	78%
40 to 44	335	317	389	498	163	49%
45 to 49	313	267	313	419	106	34%
50 to 54	297	245	273	372	75	25%
55 to 59	281	277	230	350	69	25%
60 to 61	110	128	96	150	40	36%
62 to 64	156	181	147	245	89	57%
65 to 69	218	292	276	412	194	89%
70 to 74	123	202	254	305	182	148%
75 to 79	133	174	317	353	220	165%
80 to 84	113	108	229	285	172	152%
85 and over	123	123	220	439	316	257%
Median Age	38.3	38.5	40.9	39.1	0.8	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,747	4,989	5,355	7,987	3,240	68%
Hispanic	735	946	1,344	2,379	1,644	224%
Non-Hispanic	4,012	4,043	4,011	5,608	1,596	40%
White	3,405	3,376	3,180	4,232	827	24%
Black	103	107	93	109	6	6%
American Indian	14	12	6	8	-6	-43%
Asian	319	363	501	864	545	171%
Hawaiian / Pacific Islander	13	16	20	32	19	146%
Other	11	6	0	1	-10	-91%
Two or More Races	147	163	211	362	215	146%

GROWTH TRENDS IN TOTAL POPULATION



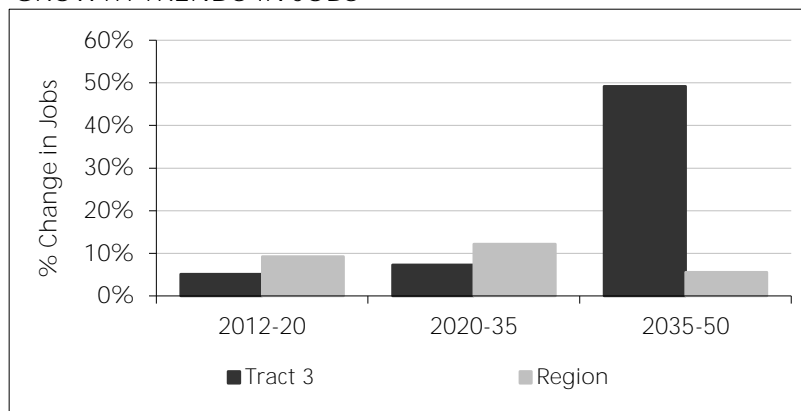
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,651	3,651	4,124	4,926	1,275	35%
Civilian Jobs	3,651	3,651	4,124	4,926	1,275	35%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	231	231	231	231	0	0%
Developed Acres	224	225	228	230	7	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	52	52	49	40	-12	-23%
Multiple Family	43	44	46	52	9	21%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	1	10	33	33	--
Industrial	3	3	3	3	0	0%
Commercial/Services	22	22	16	6	-17	-75%
Office	7	7	7	1	-6	-89%
Schools	0	0	0	0	0	0%
Roads and Freeways	77	77	77	77	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	19	19	19	19	0	0%
Vacant Developable Acres	6	5	3	0	-6	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-68%
Multiple Family	2	2	1	0	-2	-95%
Mixed Use	3	3	1	0	-3	-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	111.7	110.0	129.8	189.6	77.9	70%
Residential Density ⁴	32.9	33.3	33.3	45.5	12.6	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 residential acre (single family, multiple