

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 60.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,553	3,902	6,486	6,341	2,788	78%
Household Population	3,445	3,804	6,373	6,219	2,774	81%
Group Quarters Population	108	98	113	122	14	13%
Civilian	108	98	113	122	14	13%
Military	0	0	0	0	0	0%
Total Housing Units	2,249	2,392	3,968	4,073	1,824	81%
Single Family	565	551	475	430	-135	-24%
Multiple Family	1,684	1,841	3,493	3,643	1,959	116%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,074	2,197	3,731	3,617	1,543	74%
Single Family	520	509	446	395	-125	-24%
Multiple Family	1,554	1,688	3,285	3,222	1,668	107%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.8%	8.2%	6.0%	11.2%	3.4	44%
Single Family	8.0%	7.6%	6.1%	8.1%	0.1	1%
Multiple Family	7.7%	8.3%	6.0%	11.6%	3.9	51%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.66	1.73	1.71	1.72	0.1	4%

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	162	195	312	274	112	69%
\$15,000-\$29,999	220	356	499	421	201	91%
\$30,000-\$44,999	396	327	486	391	-5	-1%
\$45,000-\$59,999	273	239	487	533	260	95%
\$60,000-\$74,999	283	278	413	309	26	9%
\$75,000-\$99,999	207	260	464	554	347	168%
\$100,000-\$124,999	194	188	372	331	137	71%
\$125,000-\$149,999	124	110	189	220	96	77%
\$150,000-\$199,999	100	198	307	282	182	182%
\$200,000 or more	115	46	202	302	187	163%
Total Households	2,074	2,197	3,731	3,617	1,543	74%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,231	\$58,839	\$62,960	\$69,199	\$9,968	17%

*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.

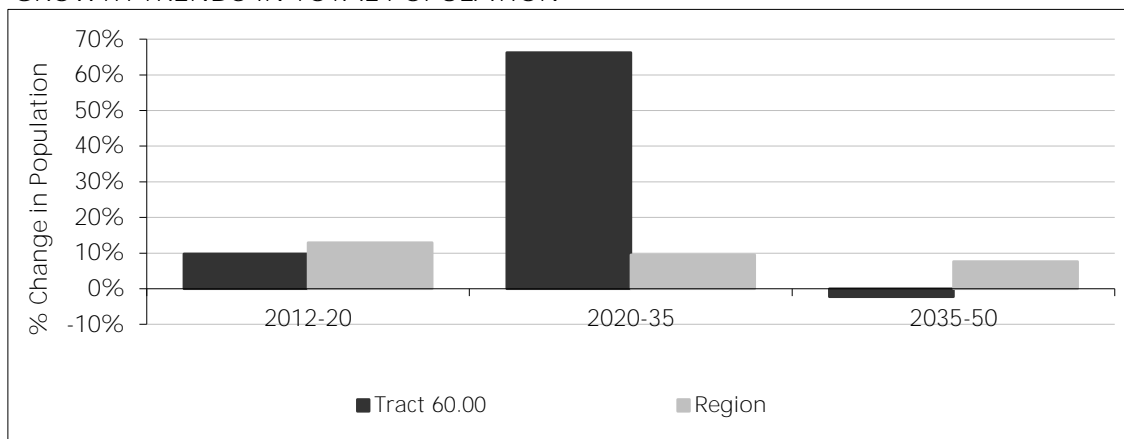
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,553	3,902	6,486	6,341	2,788	78%
Under 5	81	94	134	145	64	79%
5 to 9	95	109	177	192	97	102%
10 to 14	46	44	76	74	28	61%
15 to 17	37	32	56	54	17	46%
18 to 19	32	24	46	37	5	16%
20 to 24	77	76	112	94	17	22%
25 to 29	333	342	440	442	109	33%
30 to 34	406	422	543	610	204	50%
35 to 39	305	369	532	530	225	74%
40 to 44	270	259	454	371	101	37%
45 to 49	252	222	393	322	70	28%
50 to 54	287	255	452	422	135	47%
55 to 59	237	252	353	393	156	66%
60 to 61	112	136	161	169	57	51%
62 to 64	165	201	249	271	106	64%
65 to 69	223	308	432	440	217	97%
70 to 74	139	238	443	345	206	148%
75 to 79	134	188	511	376	242	181%
80 to 84	143	142	440	388	245	171%
85 and over	179	189	482	666	487	272%
Median Age	46.9	49.1	53.1	53.5	6.6	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,553	3,902	6,486	6,341	2,788	78%
Hispanic	483	654	1,453	1,717	1,234	255%
Non-Hispanic	3,070	3,248	5,033	4,624	1,554	51%
White	2,710	2,836	4,227	3,748	1,038	38%
Black	74	80	111	85	11	15%
American Indian	9	7	10	9	0	0%
Asian	172	205	447	511	339	197%
Hawaiian / Pacific Islander	4	5	13	18	14	350%
Other	19	17	24	23	4	21%
Two or More Races	82	98	201	230	148	180%

GROWTH TRENDS IN TOTAL POPULATION



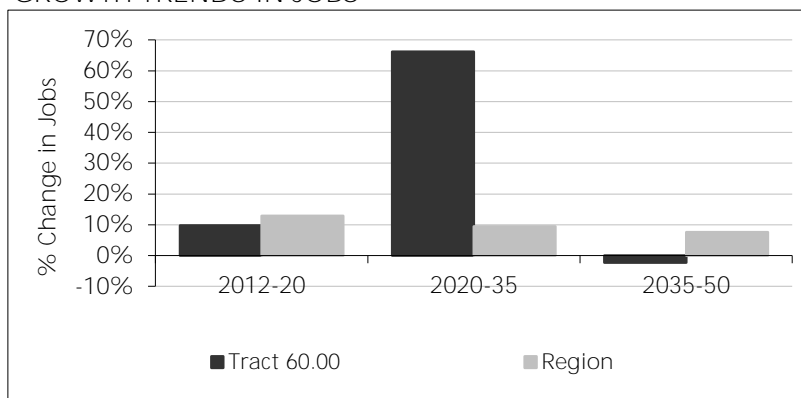
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,877	3,634	3,976	3,978	1,101	38%
Civilian Jobs	2,877	3,634	3,976	3,978	1,101	38%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	248	248	248	248	0	0%
Developed Acres	242	244	245	246	4	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	71	71	64	61	-11	-15%
Multiple Family	26	24	31	35	10	38%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	0	0	-1	-88%
Mixed Use	0	15	31	31	31	--
Industrial	1	1	1	1	0	0%
Commercial/Services	16	12	7	7	-8	-53%
Office	17	10	1	0	-17	-97%
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	33	33	33	33	0	0%
Vacant Developable Acres	5	3	2	1	-4	-75%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	1	1	1	-1	-34%
Multiple Family	2	1	0	0	-2	-100%
Mixed Use	1	0	0	0	-1	-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	85.6	120.9	163.8	164.8	79.2	93%
Residential Density ⁴	22.9	23.1	35.7	36.5	13.6	59%

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