

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 16.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,711	7,535	8,196	8,606	2,895	51%
Household Population	5,665	7,494	8,137	8,529	2,864	51%
Group Quarters Population	46	41	59	77	31	67%
Civilian	46	41	59	77	31	67%
Military	0	0	0	0	0	0%
Total Housing Units	2,394	2,960	3,159	3,444	1,050	44%
Single Family	722	510	353	245	-477	-66%
Multiple Family	1,672	2,450	2,806	3,199	1,527	91%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,267	2,842	3,066	3,293	1,026	45%
Single Family	671	459	327	202	-469	-70%
Multiple Family	1,596	2,383	2,739	3,091	1,495	94%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.3%	4.0%	2.9%	4.4%	-0.9	-17%
Single Family	7.1%	10.0%	7.4%	17.6%	10.5	148%
Multiple Family	4.5%	2.7%	2.4%	3.4%	-1.1	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.50	2.64	2.65	2.59	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	366	469	426	411	45	12%
\$15,000-\$29,999	445	600	606	600	155	35%
\$30,000-\$44,999	431	533	604	602	171	40%
\$45,000-\$59,999	349	472	435	453	104	30%
\$60,000-\$74,999	203	233	277	333	130	64%
\$75,000-\$99,999	197	263	326	414	217	110%
\$100,000-\$124,999	116	124	188	191	75	65%
\$125,000-\$149,999	82	40	58	127	45	55%
\$150,000-\$199,999	36	71	90	80	44	122%
\$200,000 or more	42	37	56	82	40	95%
Total Households	2,267	2,842	3,066	3,293	1,026	45%
Median Household Income						
Adjusted for inflation (\$2010)	\$41,224	\$39,906	\$42,442	\$46,109	\$4,885	12%

*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.

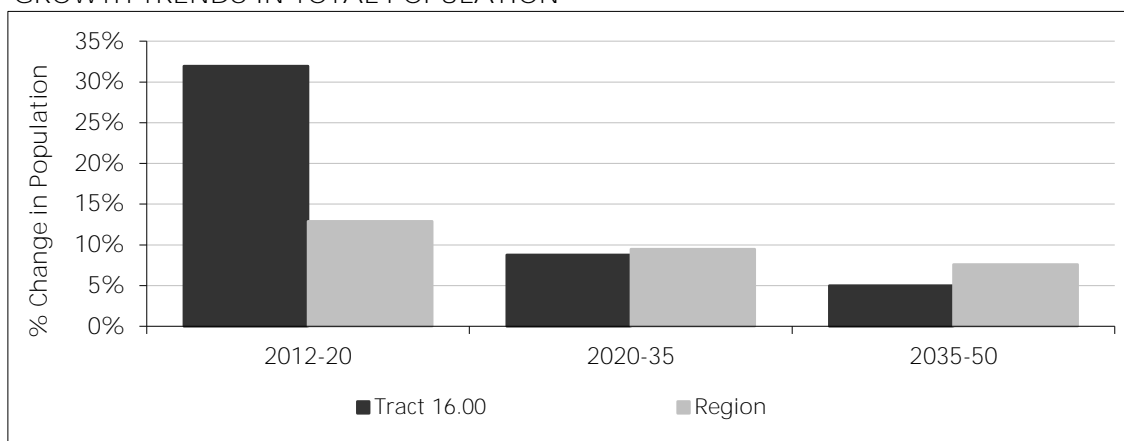
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,711	7,535	8,196	8,606	2,895	51%
Under 5	488	768	812	830	342	70%
5 to 9	396	561	711	751	355	90%
10 to 14	359	483	651	697	338	94%
15 to 17	244	299	401	393	149	61%
18 to 19	163	186	257	306	143	88%
20 to 24	459	594	464	526	67	15%
25 to 29	644	883	745	709	65	10%
30 to 34	660	805	837	776	116	18%
35 to 39	510	651	863	785	275	54%
40 to 44	410	466	639	561	151	37%
45 to 49	380	427	449	528	148	39%
50 to 54	320	361	358	463	143	45%
55 to 59	266	368	316	494	228	86%
60 to 61	78	119	82	112	34	44%
62 to 64	116	182	140	160	44	38%
65 to 69	105	187	195	208	103	98%
70 to 74	44	86	127	138	94	214%
75 to 79	26	46	62	67	41	158%
80 to 84	22	31	59	44	22	100%
85 and over	21	32	28	58	37	176%
Median Age	30.8	30.0	30.3	30.6	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,711	7,535	8,196	8,606	2,895	51%
Hispanic	3,180	4,858	6,563	7,475	4,295	135%
Non-Hispanic	2,531	2,677	1,633	1,131	-1,400	-55%
White	1,361	1,220	251	0	-1,361	-100%
Black	665	815	650	445	-220	-33%
American Indian	14	10	7	1	-13	-93%
Asian	301	412	524	503	202	67%
Hawaiian / Pacific Islander	14	22	31	18	4	29%
Other	16	11	0	0	-16	-100%
Two or More Races	160	187	170	164	4	3%

GROWTH TRENDS IN TOTAL POPULATION



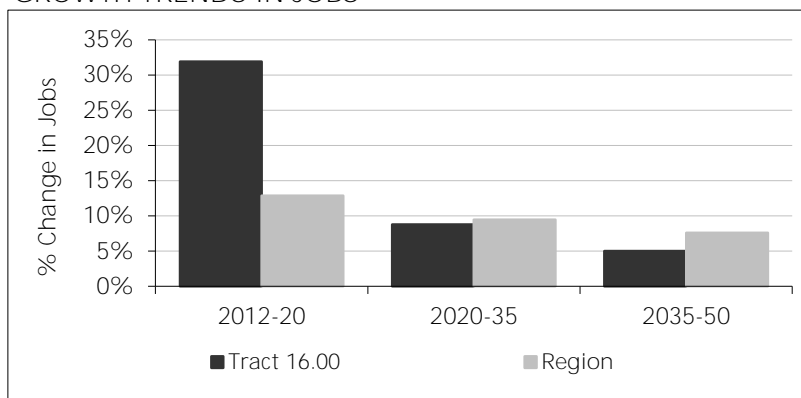
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	668	969	1,016	1,226	558	84%
Civilian Jobs	668	969	1,016	1,226	558	84%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	169	169	169	169	0	0%
Developed Acres	165	167	168	169	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	42	30	20	14	-27	-66%
Multiple Family	33	44	53	58	25	78%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	11	14	18	18	--
Industrial	1	1	1	0	-1	-100%
Commercial/Services	12	3	2	1	-11	-94%
Office	0	0	0	0	0	-100%
Schools	5	5	5	5	0	0%
Roads and Freeways	73	73	73	73	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	1	1	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	2	1	1	0	-2	-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	37.0	65.0	71.1	84.6	47.6	129%
Residential Density ⁴	32.2	37.3	39.3	42.3	10.1	31%

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