

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 51

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,505	8,809	12,114	15,828	8,323	111%
Household Population	5,516	6,846	10,082	13,754	8,238	149%
Group Quarters Population	1,989	1,963	2,032	2,074	85	4%
Civilian	1,989	1,963	2,032	2,074	85	4%
Military	0	0	0	0	0	0%
Total Housing Units	4,173	4,885	6,167	8,480	4,307	103%
Single Family	90	56	38	17	-73	-81%
Multiple Family	4,083	4,829	6,129	8,463	4,380	107%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,322	3,880	4,771	7,138	3,816	115%
Single Family	92	55	36	18	-74	-80%
Multiple Family	3,230	3,825	4,735	7,120	3,890	120%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	20.4%	20.6%	22.6%	15.8%	-4.6	-23%
Single Family	-2.2%	1.8%	5.3%	-5.9%	-3.7	168%
Multiple Family	20.9%	20.8%	22.7%	15.9%	-5.0	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.66	1.76	2.11	1.93	0.3	16%

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	965	788	898	1,184	219	23%
\$15,000-\$29,999	544	575	847	1,125	581	107%
\$30,000-\$44,999	460	264	465	672	212	46%
\$45,000-\$59,999	312	414	441	526	214	69%
\$60,000-\$74,999	239	281	378	579	340	142%
\$75,000-\$99,999	267	428	449	773	506	190%
\$100,000-\$124,999	148	228	267	538	390	264%
\$125,000-\$149,999	147	252	206	250	103	70%
\$150,000-\$199,999	117	274	308	582	465	397%
\$200,000 or more	123	376	512	909	786	639%
Total Households	3,322	3,880	4,771	7,138	3,816	115%
Median Household Income						
Adjusted for inflation (\$2010)	\$34,957	\$56,341	\$50,969	\$61,606	\$26,649	76%

*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.

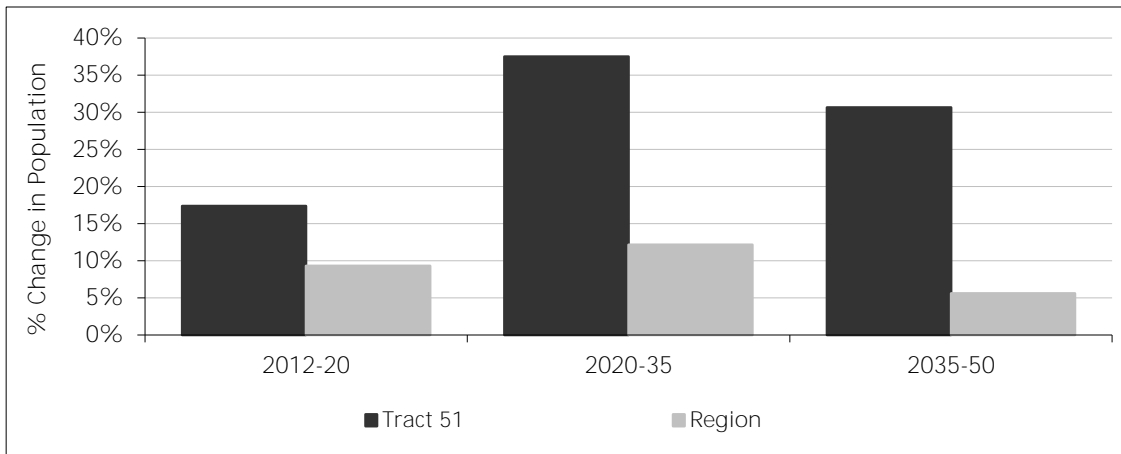
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,505	8,809	12,114	15,828	8,323	111%
Under 5	427	581	770	967	540	126%
5 to 9	301	366	568	733	432	144%
10 to 14	230	262	398	561	331	144%
15 to 17	148	144	217	319	171	116%
18 to 19	125	121	176	216	91	73%
20 to 24	433	511	623	790	357	82%
25 to 29	876	996	1,103	1,394	518	59%
30 to 34	983	1,063	1,286	1,698	715	73%
35 to 39	789	966	1,264	1,461	672	85%
40 to 44	585	594	940	1,008	423	72%
45 to 49	528	517	748	955	427	81%
50 to 54	584	572	789	1,078	494	85%
55 to 59	525	647	715	1,135	610	116%
60 to 61	171	245	271	370	199	116%
62 to 64	219	321	412	597	378	173%
65 to 69	239	388	604	772	533	223%
70 to 74	133	243	497	597	464	349%
75 to 79	94	133	381	483	389	414%
80 to 84	52	59	174	298	246	473%
85 and over	63	80	178	396	333	529%
Median Age	36.5	36.9	38.6	39.2	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,505	8,809	12,114	15,828	8,323	111%
Hispanic	2,613	3,540	5,925	8,722	6,109	234%
Non-Hispanic	4,892	5,269	6,189	7,106	2,214	45%
White	3,112	3,255	3,650	4,058	946	30%
Black	1,067	1,176	1,229	1,171	104	10%
American Indian	54	49	38	39	-15	-28%
Asian	391	470	777	1,120	729	186%
Hawaiian / Pacific Islander	22	32	59	99	77	350%
Other	21	20	20	21	0	0%
Two or More Races	225	267	416	598	373	166%

GROWTH TRENDS IN TOTAL POPULATION



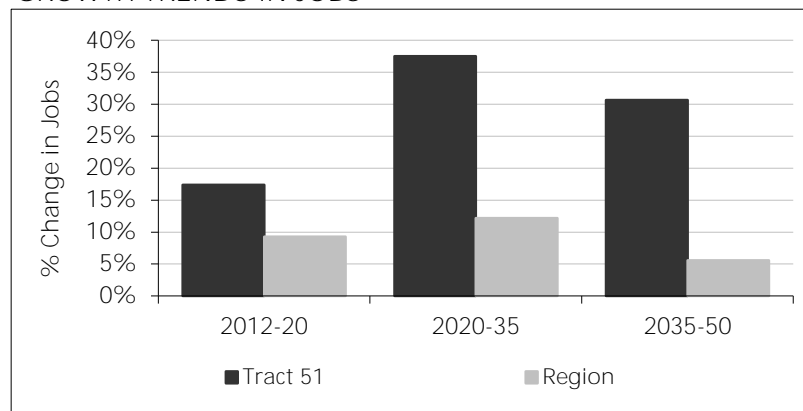
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,868	6,277	7,383	12,511	7,643	157%
Civilian Jobs	4,868	6,277	7,383	12,511	7,643	157%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	399	399	399	399	0	0%
Developed Acres	361	376	381	390	29	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	3	2	1	-4	-78%
Multiple Family	18	18	22	29	12	68%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	-6%
Mixed Use	0	13	18	35	35	--
Industrial	198	153	152	137	-60	-31%
Commercial/Services	8	14	13	11	3	31%
Office	6	7	8	8	2	32%
Schools	5	5	5	5	0	0%
Roads and Freeways	106	147	147	147	42	39%
Agricultural and Extractive ²	1	0	0	0	-1	-100%
Parks and Military Use	11	11	11	12	1	13%
Vacant Developable Acres	34	22	17	8	-25	-75%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	7	7	6	6	-1	-19%
Mixed Use	12	10	10	3	-9	-78%
Industrial	7	4	0	0	-7	-100%
Commercial/Services	8	1	0	0	-8	-100%
Office	1	0	0	0	0	-51%
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	1	1	1	1	0	0%
Employment Density ³	22.5	33.9	39.7	70.2	47.7	212%
Residential Density ⁴	156.9	151.4	165.5	163.9	7.0	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