

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 6.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,120	3,325	5,378	5,185	2,065	66%
Household Population	3,036	3,248	5,289	5,090	2,054	68%
Group Quarters Population	84	77	89	95	11	13%
Civilian	84	77	89	95	11	13%
Military	0	0	0	0	0	0%
Total Housing Units	1,987	2,026	3,286	3,286	1,299	65%
Single Family	516	554	451	451	-65	-13%
Multiple Family	1,471	1,472	2,835	2,835	1,364	93%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,879	1,928	3,156	3,040	1,161	62%
Single Family	484	534	446	437	-47	-10%
Multiple Family	1,395	1,394	2,710	2,603	1,208	87%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.4%	4.8%	4.0%	7.5%	2.1	39%
Single Family	6.2%	3.6%	1.1%	3.1%	-3.1	-50%
Multiple Family	5.2%	5.3%	4.4%	8.2%	3.0	58%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.62	1.68	1.68	1.67	0.0	3%

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	199	152	203	178	-21	-11%
\$15,000-\$29,999	276	256	430	351	75	27%
\$30,000-\$44,999	301	277	388	348	47	16%
\$45,000-\$59,999	224	284	449	439	215	96%
\$60,000-\$74,999	165	249	335	300	135	82%
\$75,000-\$99,999	214	219	440	469	255	119%
\$100,000-\$124,999	164	186	327	290	126	77%
\$125,000-\$149,999	114	108	164	195	81	71%
\$150,000-\$199,999	109	147	235	240	131	120%
\$200,000 or more	113	50	185	230	117	104%
Total Households	1,879	1,928	3,156	3,040	1,161	62%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,949	\$59,736	\$64,836	\$70,200	\$14,251	25%

*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.

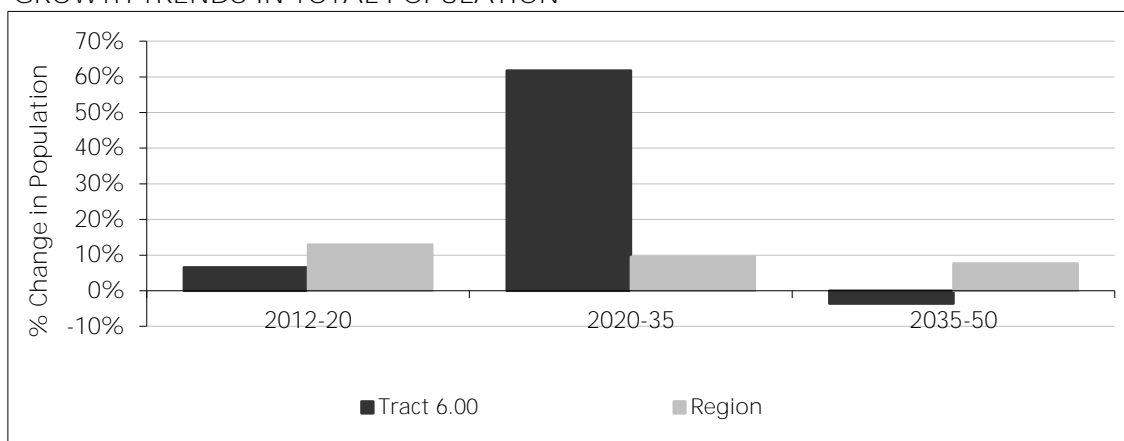
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,120	3,325	5,378	5,185	2,065	66%
Under 5	125	147	236	248	123	98%
5 to 9	61	64	85	93	32	52%
10 to 14	46	39	66	70	24	52%
15 to 17	31	26	49	48	17	55%
18 to 19	21	15	26	27	6	29%
20 to 24	126	130	194	167	41	33%
25 to 29	387	416	595	589	202	52%
30 to 34	494	513	727	778	284	57%
35 to 39	340	402	595	584	244	72%
40 to 44	293	277	502	402	109	37%
45 to 49	229	190	345	288	59	26%
50 to 54	226	194	345	308	82	36%
55 to 59	204	210	278	293	89	44%
60 to 61	78	96	118	123	45	58%
62 to 64	108	130	165	172	64	59%
65 to 69	114	161	250	252	138	121%
70 to 74	85	139	278	221	136	160%
75 to 79	52	70	201	162	110	212%
80 to 84	62	63	208	191	129	208%
85 and over	38	43	115	169	131	345%
Median Age	39.0	38.9	41.2	39.9	0.9	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,120	3,325	5,378	5,185	2,065	66%
Hispanic	552	714	1,497	1,696	1,144	207%
Non-Hispanic	2,568	2,611	3,881	3,489	921	36%
White	2,122	2,122	2,978	2,544	422	20%
Black	105	109	141	103	-2	-2%
American Indian	14	12	16	15	1	7%
Asian	215	243	501	554	339	158%
Hawaiian / Pacific Islander	7	9	22	27	20	286%
Other	7	6	8	7	0	0%
Two or More Races	98	110	215	239	141	144%

GROWTH TRENDS IN TOTAL POPULATION



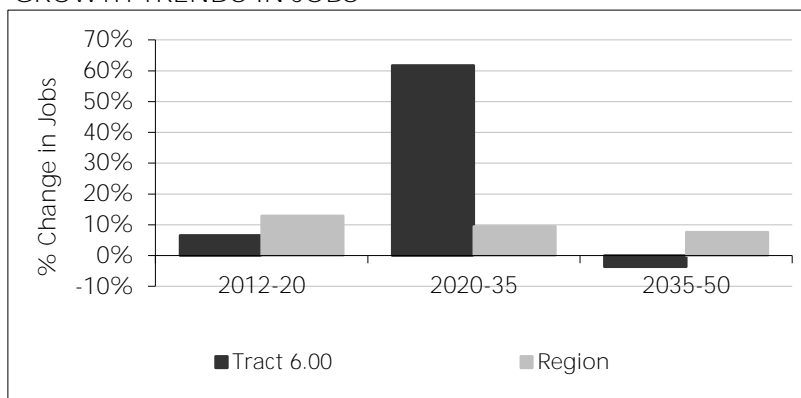
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,025	2,431	2,439	2,441	416	21%
Civilian Jobs	2,025	2,431	2,439	2,441	416	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	223	223	223	223	0	0%
Developed Acres	219	221	221	221	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	45	44	37	37	-7	-16%
Multiple Family	31	30	37	37	6	20%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	8	19	19	19	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	19	16	5	5	-15	-77%
Office	4	3	2	2	-1	-36%
Schools	18	18	18	18	0	0%
Roads and Freeways	82	82	82	82	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	20	20	20	20	0	0%
Vacant Developable Acres	2	0	0	0	-2	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-87%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	1	0	0	0	-1	-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	2	2	2	2	0	0%
Employment Density ³	48.7	59.9	70.3	70.4	21.7	45%
Residential Density ⁴	26.2	25.8	38.9	38.9	12.7	48%

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