

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 7.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,769	3,924	4,728	4,795	1,026	27%
Household Population	3,768	3,923	4,720	4,784	1,016	27%
Group Quarters Population	1	1	8	11	10	1000%
Civilian	1	1	8	11	10	1000%
Military	0	0	0	0	0	0%
Total Housing Units	2,457	2,490	2,896	3,013	556	23%
Single Family	727	756	635	556	-171	-24%
Multiple Family	1,730	1,734	2,261	2,457	727	42%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,358	2,363	2,804	2,845	487	21%
Single Family	700	722	614	531	-169	-24%
Multiple Family	1,658	1,641	2,190	2,314	656	40%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.0%	5.1%	3.2%	5.6%	1.6	40%
Single Family	3.7%	4.5%	3.3%	4.5%	0.8	22%
Multiple Family	4.2%	5.4%	3.1%	5.8%	1.6	38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.60	1.66	1.68	1.68	0.1	5%

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	300	258	254	238	-62	-21%
\$15,000-\$29,999	319	388	381	355	36	11%
\$30,000-\$44,999	293	479	407	343	50	17%
\$45,000-\$59,999	203	310	497	533	330	163%
\$60,000-\$74,999	261	248	280	281	20	8%
\$75,000-\$99,999	279	255	318	333	54	19%
\$100,000-\$124,999	250	133	252	290	40	16%
\$125,000-\$149,999	150	125	148	125	-25	-17%
\$150,000-\$199,999	185	139	198	232	47	25%
\$200,000 or more	118	28	69	115	-3	-3%
Total Households	2,358	2,363	2,804	2,845	487	21%
Median Household Income						
Adjusted for inflation (\$2010)	\$63,678	\$47,734	\$55,865	\$58,691	(\$4,987)	-8%

*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.

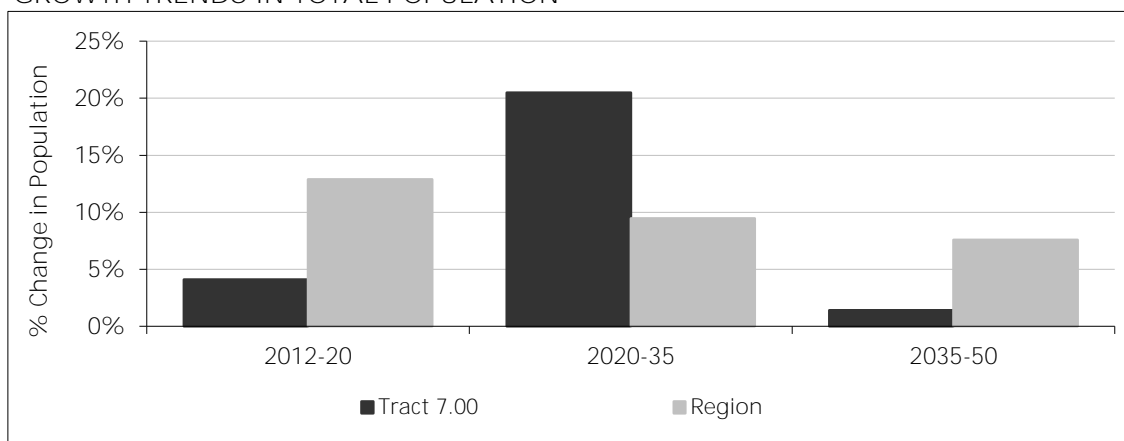
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,769	3,924	4,728	4,795	1,026	27%
Under 5	161	184	216	235	74	46%
5 to 9	58	59	72	79	21	36%
10 to 14	49	42	54	60	11	22%
15 to 17	30	24	32	30	0	0%
18 to 19	17	13	21	16	-1	-6%
20 to 24	108	106	123	115	7	6%
25 to 29	493	490	498	518	25	5%
30 to 34	633	638	658	760	127	20%
35 to 39	421	490	553	576	155	37%
40 to 44	330	308	414	360	30	9%
45 to 49	276	237	310	270	-6	-2%
50 to 54	262	216	284	267	5	2%
55 to 59	249	248	236	249	0	0%
60 to 61	77	92	78	83	6	8%
62 to 64	137	163	157	175	38	28%
65 to 69	156	211	249	258	102	65%
70 to 74	105	170	245	198	93	89%
75 to 79	74	97	201	153	79	107%
80 to 84	81	82	212	221	140	173%
85 and over	52	54	115	172	120	231%
Median Age	39.0	39.1	41.7	40.1	1.1	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,769	3,924	4,728	4,795	1,026	27%
Hispanic	629	796	1,251	1,505	876	139%
Non-Hispanic	3,140	3,128	3,477	3,290	150	5%
White	2,696	2,648	2,809	2,543	-153	-6%
Black	94	96	93	74	-20	-21%
American Indian	14	12	12	11	-3	-21%
Asian	210	234	360	422	212	101%
Hawaiian / Pacific Islander	11	14	25	33	22	200%
Other	9	7	7	7	-2	-22%
Two or More Races	106	117	171	200	94	89%

GROWTH TRENDS IN TOTAL POPULATION



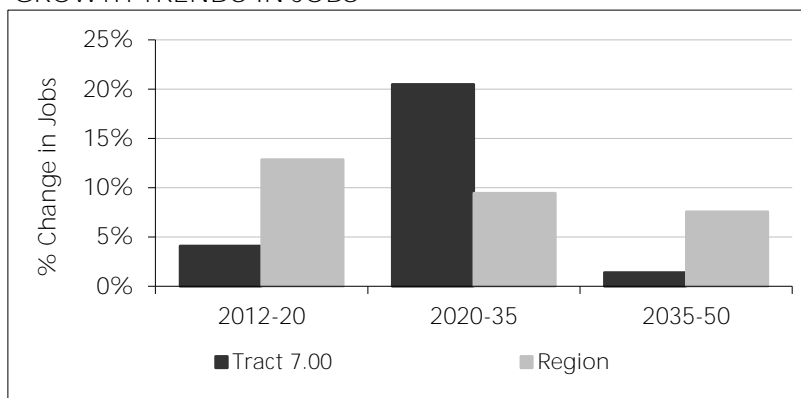
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	603	877	877	879	276	46%
Civilian Jobs	603	877	877	879	276	46%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	186	186	186	186	0	0%
Developed Acres	184	186	186	186	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	67	67	60	55	-11	-17%
Multiple Family	32	32	39	44	12	36%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	6	7	8	8	--
Industrial	0	0	0	0	0	0%
Commercial/Services	8	4	3	2	-6	-73%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	54	54	54	54	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	-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	74.2	122.7	136.7	147.2	73.0	98%
Residential Density ⁴	24.9	24.5	28.3	29.3	4.4	18%

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