

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 100.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,527	5,568	7,122	6,981	1,454	26%
Household Population	5,527	5,568	7,122	6,981	1,454	26%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,691	1,691	2,206	2,206	515	30%
Single Family	564	564	564	564	0	0%
Multiple Family	731	731	1,642	1,642	911	125%
Mobile Homes	396	396	0	0	-396	-100%
Occupied Housing Units	1,686	1,683	2,173	2,147	461	27%
Single Family	564	563	564	560	-4	-1%
Multiple Family	726	724	1,609	1,587	861	119%
Mobile Homes	396	396	0	0	-396	-100%
Vacancy Rate	0.3%	0.5%	1.5%	2.7%	2.4	800%
Single Family	0.0%	0.2%	0.0%	0.7%	0.7	0%
Multiple Family	0.7%	1.0%	2.0%	3.3%	2.6	371%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.28	3.31	3.28	3.25	0.0	-1%

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	263	124	139	116	-147	-56%
\$15,000-\$29,999	285	240	255	209	-76	-27%
\$30,000-\$44,999	320	226	317	291	-29	-9%
\$45,000-\$59,999	238	280	301	269	31	13%
\$60,000-\$74,999	204	234	312	261	57	28%
\$75,000-\$99,999	238	273	344	400	162	68%
\$100,000-\$124,999	81	141	235	265	184	227%
\$125,000-\$149,999	40	77	122	141	101	253%
\$150,000-\$199,999	16	75	120	141	125	781%
\$200,000 or more	1	13	28	54	53	5300%
Total Households	1,686	1,683	2,173	2,147	461	27%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,828	\$58,473	\$63,582	\$70,833	\$27,005	62%

*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.

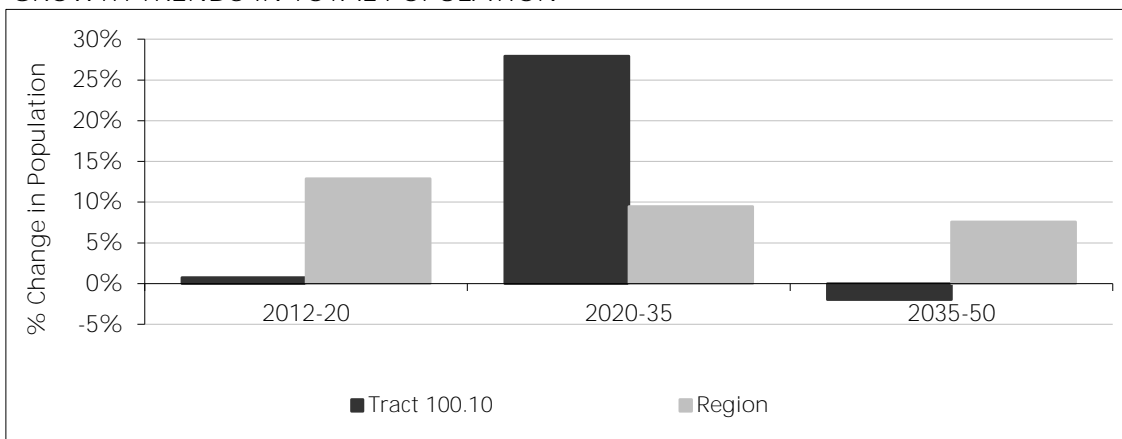
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,527	5,568	7,122	6,981	1,454	26%
Under 5	332	357	377	315	-17	-5%
5 to 9	341	317	375	325	-16	-5%
10 to 14	444	388	430	393	-51	-11%
15 to 17	283	235	253	242	-41	-14%
18 to 19	218	175	195	188	-30	-14%
20 to 24	475	452	444	415	-60	-13%
25 to 29	341	357	363	321	-20	-6%
30 to 34	314	287	351	295	-19	-6%
35 to 39	284	256	335	263	-21	-7%
40 to 44	347	282	407	324	-23	-7%
45 to 49	350	307	361	352	2	1%
50 to 54	348	340	398	433	85	24%
55 to 59	311	349	383	470	159	51%
60 to 61	128	163	201	218	90	70%
62 to 64	159	206	253	254	95	60%
65 to 69	225	319	495	481	256	114%
70 to 74	185	271	478	428	243	131%
75 to 79	191	229	497	503	312	163%
80 to 84	142	141	295	354	212	149%
85 and over	109	137	231	407	298	273%
Median Age	35.3	39.2	45.4	50.7	15.4	44%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,527	5,568	7,122	6,981	1,454	26%
Hispanic	4,068	4,369	5,814	6,017	1,949	48%
Non-Hispanic	1,459	1,199	1,308	964	-495	-34%
White	638	501	370	97	-541	-85%
Black	96	77	94	81	-15	-16%
American Indian	8	5	2	0	-8	-100%
Asian	617	525	722	674	57	9%
Hawaiian / Pacific Islander	11	9	10	9	-2	-18%
Other	2	1	1	0	-2	-100%
Two or More Races	87	81	109	103	16	18%

GROWTH TRENDS IN TOTAL POPULATION



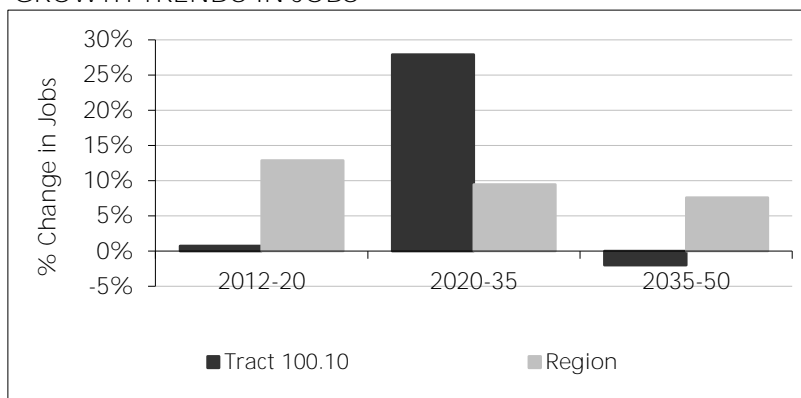
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	405	422	422	422	17	4%
Civilian Jobs	405	422	422	422	17	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	291	291	291	291	0	0%
Developed Acres	291	291	291	291	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	61	61	61	61	0	0%
Multiple Family	45	45	101	101	56	124%
Mobile Homes	56	56	0	0	-56	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	9	10	10	10	0	3%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	46	46	46	46	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	63	63	63	63	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
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	19.7	20.2	20.2	20.2	0.5	3%
Residential Density ⁴	10.5	10.5	13.6	13.6	3.2	30%

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