

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 180.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,701	3,868	4,428	4,816	1,115	30%
Household Population	3,373	3,547	4,090	4,469	1,096	32%
Group Quarters Population	328	321	338	347	19	6%
Civilian	328	321	338	347	19	6%
Military	0	0	0	0	0	0%
Total Housing Units	2,217	2,252	2,484	2,649	432	19%
Single Family	522	536	540	540	18	3%
Multiple Family	1,695	1,716	1,944	2,109	414	24%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,884	1,926	2,200	2,387	503	27%
Single Family	408	441	459	456	48	12%
Multiple Family	1,476	1,485	1,741	1,931	455	31%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	15.0%	14.5%	11.4%	9.9%	-5.1	-34%
Single Family	21.8%	17.7%	15.0%	15.6%	-6.2	-28%
Multiple Family	12.9%	13.5%	10.4%	8.4%	-4.5	-35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.79	1.84	1.86	1.87	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	138	193	188	164	26	19%
\$15,000-\$29,999	124	306	309	320	196	158%
\$30,000-\$44,999	371	413	365	315	-56	-15%
\$45,000-\$59,999	237	260	368	428	191	81%
\$60,000-\$74,999	268	230	265	274	6	2%
\$75,000-\$99,999	288	225	296	329	41	14%
\$100,000-\$124,999	176	134	163	221	45	26%
\$125,000-\$149,999	110	103	117	140	30	27%
\$150,000-\$199,999	93	56	119	178	85	91%
\$200,000 or more	79	6	10	18	-61	-77%
Total Households	1,884	1,926	2,200	2,387	503	27%
Median Household Income						
Adjusted for inflation (\$2010)	\$64,030	\$47,942	\$54,701	\$58,826	(\$5,204)	-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.

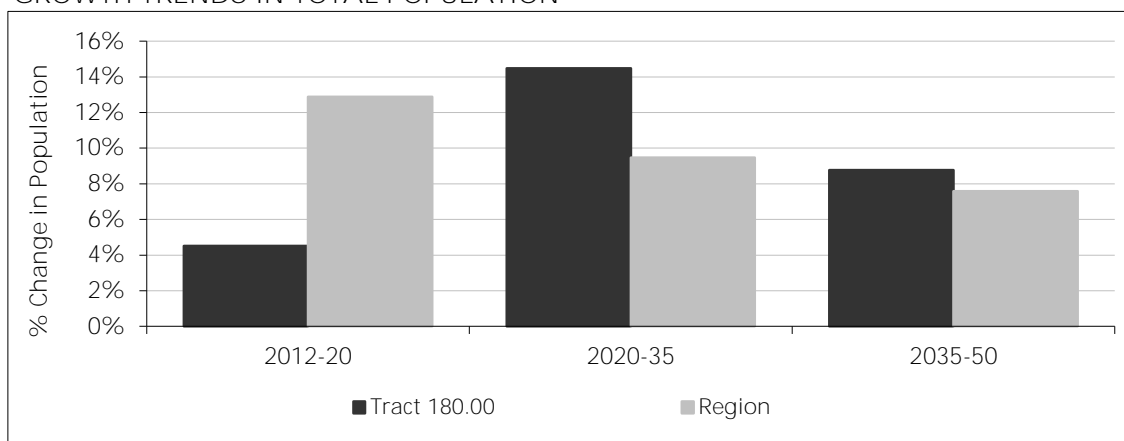
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,701	3,868	4,428	4,816	1,115	30%
Under 5	153	179	178	221	68	44%
5 to 9	96	109	111	135	39	41%
10 to 14	83	82	97	103	20	24%
15 to 17	152	127	171	166	14	9%
18 to 19	170	113	146	117	-53	-31%
20 to 24	214	201	210	181	-33	-15%
25 to 29	486	486	452	509	23	5%
30 to 34	507	528	470	617	110	22%
35 to 39	276	334	330	375	99	36%
40 to 44	241	234	291	260	19	8%
45 to 49	188	163	215	182	-6	-3%
50 to 54	219	186	233	226	7	3%
55 to 59	215	224	212	248	33	15%
60 to 61	75	94	77	92	17	23%
62 to 64	112	141	131	162	50	45%
65 to 69	118	170	177	204	86	73%
70 to 74	81	141	190	166	85	105%
75 to 79	69	97	191	140	71	103%
80 to 84	79	81	198	183	104	132%
85 and over	167	178	348	529	362	217%
Median Age	34.9	36.6	40.8	39.8	4.9	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,701	3,868	4,428	4,816	1,115	30%
Hispanic	457	538	679	800	343	75%
Non-Hispanic	3,244	3,330	3,749	4,016	772	24%
White	2,948	3,016	3,345	3,553	605	21%
Black	40	40	37	27	-13	-33%
American Indian	13	11	7	7	-6	-46%
Asian	135	149	216	260	125	93%
Hawaiian / Pacific Islander	13	15	20	25	12	92%
Other	9	7	5	5	-4	-44%
Two or More Races	86	92	119	139	53	62%

GROWTH TRENDS IN TOTAL POPULATION



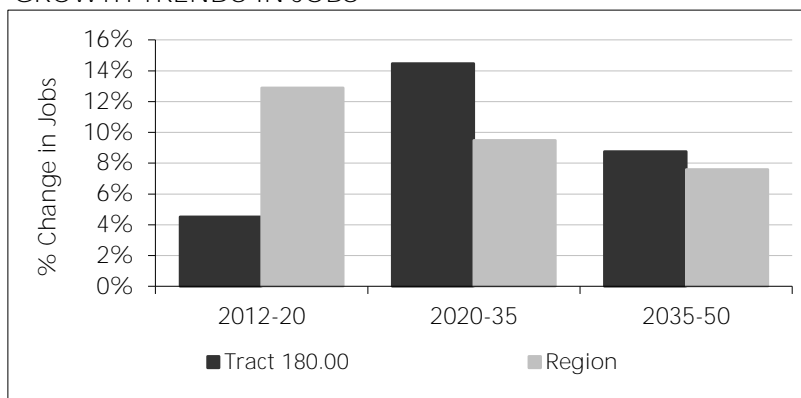
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,767	1,776	1,796	1,796	29	2%
Civilian Jobs	1,767	1,776	1,796	1,796	29	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	328	328	328	328	0	0%
Developed Acres	271	273	275	275	5	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	61	61	54	54	-7	-12%
Multiple Family	63	63	72	72	9	14%
Mobile Homes	0	0	0	0	0	0%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	1	10	28	28	--
Industrial	27	0	0	0	-27	-100%
Commercial/Services	21	21	14	10	-10	-49%
Office	3	3	2	1	-2	-79%
Schools	9	9	9	1	-7	-84%
Roads and Freeways	71	98	98	98	27	38%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	12	12	12	8	-5	-39%
Vacant Developable Acres	5	4	2	2	-4	-64%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	3	2	2	-2	-51%
Multiple Family	1	1	0	0	-1	-96%
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	51	51	51	51	0	0%
Employment Density ³	29.8	53.4	59.2	67.9	38.1	128%
Residential Density ⁴	17.3	17.4	18.4	18.4	1.1	7%

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