

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 65.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,589	2,656	7,684	10,482	7,893	305%
Household Population	2,132	2,210	7,222	10,005	7,873	369%
Group Quarters Population	457	446	462	477	20	4%
Civilian	457	446	462	477	20	4%
Military	0	0	0	0	0	0%
Total Housing Units	1,448	1,447	3,610	4,981	3,533	244%
Single Family	258	258	194	175	-83	-32%
Multiple Family	1,190	1,189	3,416	4,806	3,616	304%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,410	1,400	3,467	4,750	3,340	237%
Single Family	255	245	190	161	-94	-37%
Multiple Family	1,155	1,155	3,277	4,589	3,434	297%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.6%	3.2%	4.0%	4.6%	2.0	77%
Single Family	1.2%	5.0%	2.1%	8.0%	6.8	567%
Multiple Family	2.9%	2.9%	4.1%	4.5%	1.6	55%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.51	1.58	2.08	2.11	0.6	40%

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	429	276	458	542	113	26%
\$15,000-\$29,999	290	210	467	597	307	106%
\$30,000-\$44,999	139	197	484	619	480	345%
\$45,000-\$59,999	89	179	473	593	504	566%
\$60,000-\$74,999	74	131	382	521	447	604%
\$75,000-\$99,999	123	156	453	659	536	436%
\$100,000-\$124,999	53	97	299	463	410	774%
\$125,000-\$149,999	69	50	185	277	208	301%
\$150,000-\$199,999	71	81	176	281	210	296%
\$200,000 or more	73	23	90	198	125	171%
Total Households	1,410	1,400	3,467	4,750	3,340	237%
Median Household Income						
Adjusted for inflation (\$2010)	\$29,276	\$46,425	\$55,291	\$60,691	\$31,415	107%

*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.

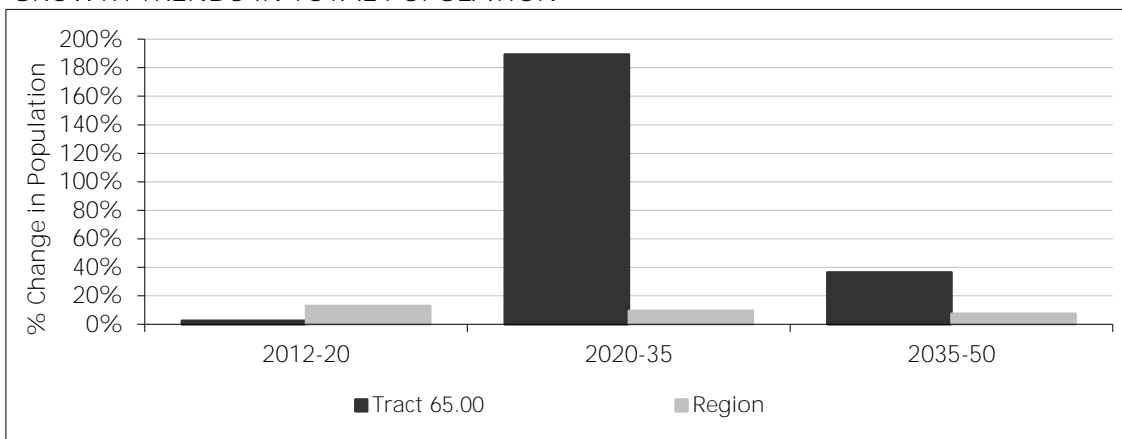
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,589	2,656	7,684	10,482	7,893	305%
Under 5	123	132	334	484	361	293%
5 to 9	84	79	201	252	168	200%
10 to 14	73	67	202	273	200	274%
15 to 17	37	32	95	141	104	281%
18 to 19	22	15	57	71	49	223%
20 to 24	130	122	388	520	390	300%
25 to 29	210	207	512	761	551	262%
30 to 34	275	266	653	1,032	757	275%
35 to 39	187	206	538	762	575	307%
40 to 44	146	126	393	462	316	216%
45 to 49	191	158	474	563	372	195%
50 to 54	177	140	408	512	335	189%
55 to 59	212	228	492	769	557	263%
60 to 61	70	87	177	255	185	264%
62 to 64	125	149	325	491	366	293%
65 to 69	148	189	513	756	608	411%
70 to 74	125	189	591	639	514	411%
75 to 79	80	101	476	462	382	478%
80 to 84	89	83	471	535	446	501%
85 and over	85	80	384	742	657	773%
Median Age	45.2	47.4	49.9	49.3	4.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,589	2,656	7,684	10,482	7,893	305%
Hispanic	521	607	1,875	2,781	2,260	434%
Non-Hispanic	2,068	2,049	5,809	7,701	5,633	272%
White	1,623	1,564	4,426	5,743	4,120	254%
Black	205	211	408	438	233	114%
American Indian	14	11	19	17	3	21%
Asian	137	164	632	1,018	881	643%
Hawaiian / Pacific Islander	11	15	53	83	72	655%
Other	9	7	8	6	-3	-33%
Two or More Races	69	77	263	396	327	474%

GROWTH TRENDS IN TOTAL POPULATION



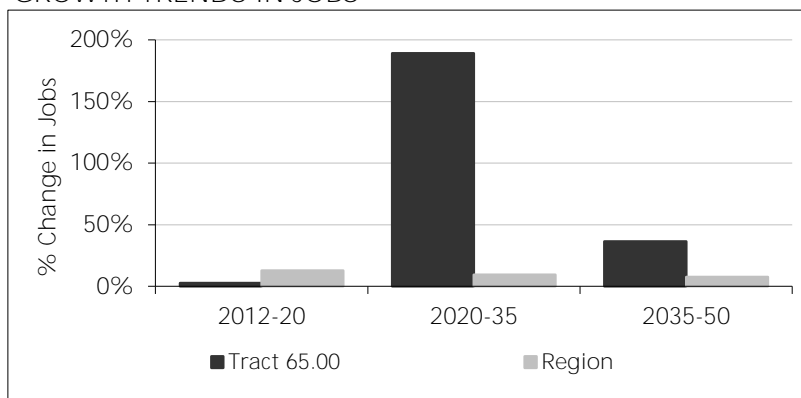
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	16,468	17,925	19,439	19,574	3,106	19%
Civilian Jobs	16,127	17,584	19,098	19,233	3,106	19%
Military Jobs	341	341	341	341	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	910	910	910	910	0	0%
Developed Acres	894	898	908	910	16	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	19	19	15	13	-6	-30%
Multiple Family	25	25	29	63	37	147%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	5	5	5	1	35%
Mixed Use	0	32	80	83	83	--
Industrial	186	144	128	128	-58	-31%
Commercial/Services	220	212	192	158	-62	-28%
Office	65	65	61	61	-4	-7%
Schools	5	6	6	5	0	-8%
Roads and Freeways	309	330	330	330	21	7%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	59	59	64	64	5	8%
Vacant Developable Acres	16	12	2	1	-15	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-78%
Multiple Family	2	2	1	0	-2	-100%
Mixed Use	1	1	0	0	-1	-100%
Industrial	2	1	1	0	-1	-88%
Commercial/Services	4	2	0	0	-4	-100%
Office	1	1	0	0	-1	-100%
Schools	0	0	0	0	0	-100%
Parks and Other	5	5	0	0	-5	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	33.8	39.7	44.9	48.9	15.1	45%
Residential Density ⁴	29.8	21.9	40.6	40.6	10.7	36%

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