

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 49.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,090	6,106	6,120	6,620	1,530	30%
Household Population	5,083	6,102	6,101	6,589	1,506	30%
Group Quarters Population	7	4	19	31	24	343%
Civilian	7	4	19	31	24	343%
Military	0	0	0	0	0	0%
Total Housing Units	1,369	1,635	1,642	1,791	422	31%
Single Family	1,158	1,158	1,165	1,297	139	12%
Multiple Family	211	477	477	494	283	134%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,349	1,589	1,592	1,732	383	28%
Single Family	1,146	1,146	1,153	1,288	142	12%
Multiple Family	203	443	439	444	241	119%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.5%	2.8%	3.0%	3.3%	1.8	120%
Single Family	1.0%	1.0%	1.0%	0.7%	-0.3	-30%
Multiple Family	3.8%	7.1%	8.0%	10.1%	6.3	166%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.77	3.84	3.83	3.80	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	243	450	384	353	110	45%
\$15,000-\$29,999	359	462	493	496	137	38%
\$30,000-\$44,999	292	325	318	372	80	27%
\$45,000-\$59,999	144	169	175	207	63	44%
\$60,000-\$74,999	140	111	98	126	-14	-10%
\$75,000-\$99,999	109	65	117	156	47	43%
\$100,000-\$124,999	34	0	0	15	-19	-56%
\$125,000-\$149,999	14	0	1	1	-13	-93%
\$150,000-\$199,999	10	7	6	2	-8	-80%
\$200,000 or more	4	0	0	4	0	0%
Total Households	1,349	1,589	1,592	1,732	383	28%
Median Household Income						
Adjusted for inflation (\$2010)	\$33,724	\$26,185	\$27,535	\$30,685	(\$3,039)	-9%

*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.

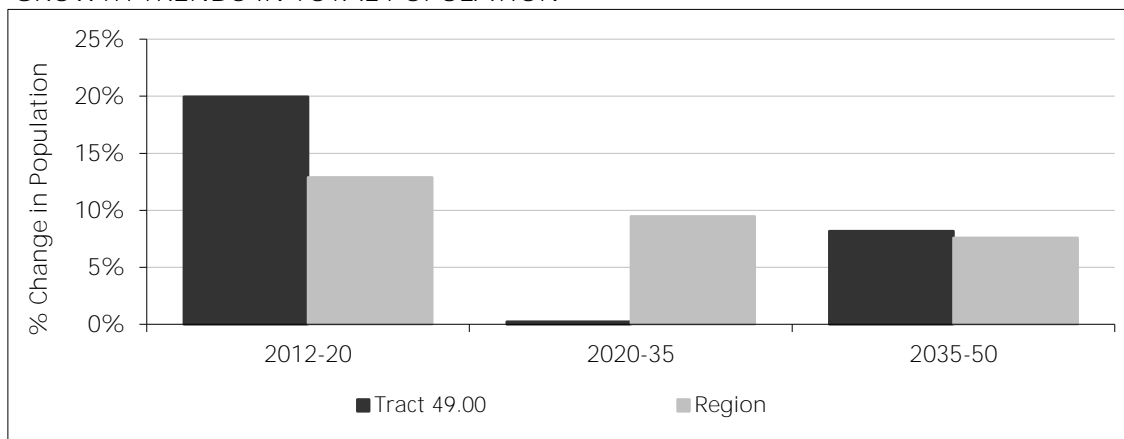
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,090	6,106	6,120	6,620	1,530	30%
Under 5	461	607	535	502	41	9%
5 to 9	430	496	497	492	62	14%
10 to 14	481	520	516	551	70	15%
15 to 17	274	270	251	278	4	1%
18 to 19	229	223	204	227	-2	-1%
20 to 24	469	542	429	475	6	1%
25 to 29	380	489	370	369	-11	-3%
30 to 34	377	434	428	397	20	5%
35 to 39	336	381	419	355	19	6%
40 to 44	321	322	395	355	34	11%
45 to 49	285	319	327	379	94	33%
50 to 54	274	347	327	434	160	58%
55 to 59	220	310	267	391	171	78%
60 to 61	74	115	109	130	56	76%
62 to 64	114	180	182	212	98	86%
65 to 69	108	186	249	270	162	150%
70 to 74	90	152	256	269	179	199%
75 to 79	56	74	132	146	90	161%
80 to 84	67	79	147	238	171	255%
85 and over	44	60	80	150	106	241%
Median Age	27.6	29.0	33.0	35.3	7.7	28%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,090	6,106	6,120	6,620	1,530	30%
Hispanic	4,641	5,660	5,794	6,336	1,695	37%
Non-Hispanic	449	446	326	284	-165	-37%
White	152	144	99	83	-69	-45%
Black	217	215	137	101	-116	-53%
American Indian	1	1	1	1	0	0%
Asian	33	35	37	41	8	24%
Hawaiian / Pacific Islander	5	6	7	10	5	100%
Other	2	2	2	2	0	0%
Two or More Races	39	43	43	46	7	18%

GROWTH TRENDS IN TOTAL POPULATION



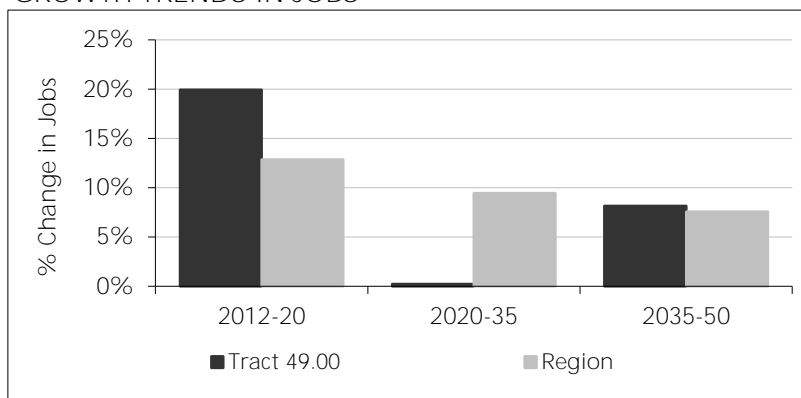
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	266	504	504	510	244	92%
Civilian Jobs	266	504	504	510	244	92%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	196	196	196	196	0	0%
Developed Acres	192	195	195	195	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	84	84	84	84	0	0%
Multiple Family	5	5	5	5	0	5%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	4	4	--
Industrial	4	4	4	4	0	0%
Commercial/Services	8	8	8	8	0	-5%
Office	0	0	0	0	0	0%
Schools	7	6	6	6	-1	-14%
Roads and Freeways	84	84	84	84	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	4	1	1	0	-3	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-70%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	2	0	0	0	-2	-100%
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	13.8	25.2	25.2	25.6	11.8	85%
Residential Density ⁴	15.4	18.1	18.1	19.6	4.2	27%

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