

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 82

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,035	3,992	6,992	6,759	3,724	123%
Household Population	2,768	3,743	6,709	6,448	3,680	133%
Group Quarters Population	267	249	283	311	44	16%
Civilian	267	249	283	311	44	16%
Military	0	0	0	0	0	0%
Total Housing Units	2,342	2,815	4,232	4,434	2,092	89%
Single Family	442	441	416	411	-31	-7%
Multiple Family	1,900	2,374	3,816	4,023	2,123	112%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,704	2,100	3,627	3,551	1,847	108%
Single Family	380	359	388	332	-48	-13%
Multiple Family	1,324	1,741	3,239	3,219	1,895	143%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	27.2%	25.4%	14.3%	19.9%	-7.3	-27%
Single Family	14.0%	18.6%	6.7%	19.2%	5.2	37%
Multiple Family	30.3%	26.7%	15.1%	20.0%	-10.3	-34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.62	1.78	1.85	1.82	0.2	12%

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	114	138	224	192	78	68%
\$15,000-\$29,999	133	134	241	214	81	61%
\$30,000-\$44,999	157	150	300	250	93	59%
\$45,000-\$59,999	151	165	244	228	77	51%
\$60,000-\$74,999	67	83	152	186	119	178%
\$75,000-\$99,999	164	211	332	240	76	46%
\$100,000-\$124,999	157	162	278	294	137	87%
\$125,000-\$149,999	57	156	212	240	183	321%
\$150,000-\$199,999	173	240	467	448	275	159%
\$200,000 or more	531	661	1,177	1,259	728	137%
Total Households	1,704	2,100	3,627	3,551	1,847	108%
Median Household Income						
Adjusted for inflation (\$2010)	\$110,510	\$126,122	\$130,012	\$142,865	\$32,355	29%

*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.

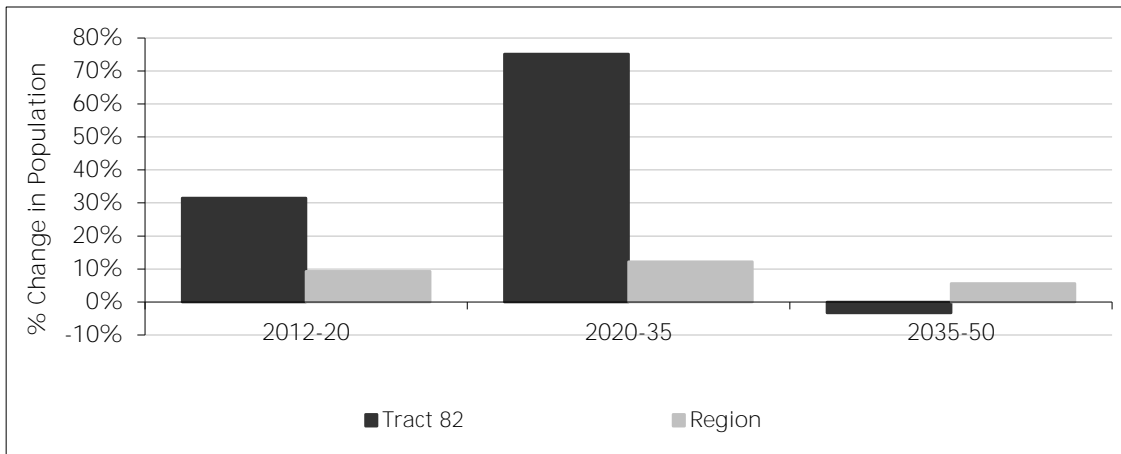
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,035	3,992	6,992	6,759	3,724	123%
Under 5	81	112	140	151	70	86%
5 to 9	70	91	126	129	59	84%
10 to 14	71	82	133	119	48	68%
15 to 17	49	51	82	67	18	37%
18 to 19	32	29	42	30	-2	-6%
20 to 24	67	73	118	101	34	51%
25 to 29	172	205	268	273	101	59%
30 to 34	234	293	363	397	163	70%
35 to 39	178	267	347	340	162	91%
40 to 44	192	226	377	303	111	58%
45 to 49	163	174	323	262	99	61%
50 to 54	202	204	364	282	80	40%
55 to 59	192	237	306	314	122	64%
60 to 61	68	101	117	130	62	91%
62 to 64	134	194	231	252	118	88%
65 to 69	196	330	444	451	255	130%
70 to 74	149	310	566	443	294	197%
75 to 79	182	298	793	579	397	218%
80 to 84	180	214	668	533	353	196%
85 and over	423	501	1,184	1,603	1,180	279%
Median Age	55.2	59.0	66.8	67.5	12.3	22%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,035	3,992	6,992	6,759	3,724	123%
Hispanic	233	351	700	742	509	218%
Non-Hispanic	2,802	3,641	6,292	6,017	3,215	115%
White	2,562	3,297	5,523	5,144	2,582	101%
Black	19	27	48	51	32	168%
American Indian	2	2	2	2	0	0%
Asian	144	211	513	594	450	313%
Hawaiian / Pacific Islander	2	4	11	14	12	600%
Other	15	16	16	16	1	7%
Two or More Races	58	84	179	196	138	238%

GROWTH TRENDS IN TOTAL POPULATION



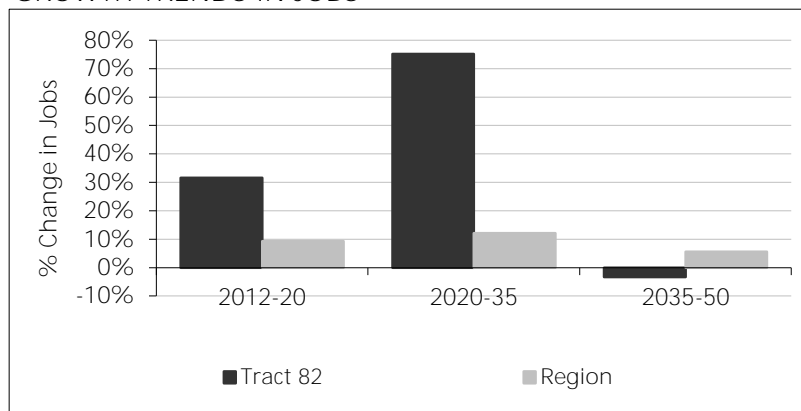
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,412	8,933	8,933	8,933	521	6%
Civilian Jobs	8,412	8,933	8,933	8,933	521	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	319	319	319	319	0	0%
Developed Acres	312	316	318	318	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	54	53	51	51	-3	-5%
Multiple Family	47	47	51	51	5	10%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	31	56	57	57	--
Industrial	1	0	0	0	-1	-100%
Commercial/Services	58	36	15	14	-45	-77%
Office	10	6	3	3	-7	-70%
Schools	12	11	11	11	0	-3%
Roads and Freeways	103	103	103	103	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	28	28	28	28	0	0%
Vacant Developable Acres	7	2	1	1	-6	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	0%
Multiple Family	3	2	0	0	-3	-100%
Mixed Use	4	0	0	0	-4	-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	104.7	129.5	157.2	158.8	54.2	52%
Residential Density ⁴	23.4	24.2	32.6	33.9	10.5	45%

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 residential acre (single family, multiple