SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 100.15

POPULATION AND HOUSING

					2012 to 2050 Change*	
	2012	2020	2035	2050	Numeric	Percent
Total Population	2,886	6,881	36,185	41,123	38,237	1325%
Household Population	2,886	6,881	36,185	41,123	38,237	1325%
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	670	1,732	9,534	10,995	10,325	1541%
Single Family	586	1,648	2,505	2,951	2,365	404%
Multiple Family	84	84	7,029	8,044	7,960	9476%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	669	1,675	9,363	10,736	10,067	1505%
Single Family	587	1,593	2,463	2,873	2,286	389%
Multiple Family	82	82	6,900	7,863	7,781	9489%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.1%	3.3%	1.8%	2.4%	2.3	2300%
Single Family	-0.2%	3.3%	1.7%	2.6%	2.8	-1400%
Multiple Family	2.4%	2.4%	1.8%	2.3%	-0.1	-4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.31	4.11	3.86	3.83	-0.5	-11%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

					2012 to 2050 Change*	
	2012	2020	2035	2050	Numeric	Percent
Households by Income Category						
Less than $15,000	50	102	332	319	269	538%
$15,000-$29,999	72	136	511	489	417	579%
$30,000-$44,999	73	157	738	723	650	890%
$45,000-$59,999	85	176	880	904	819	964%
$60,000-$74,999	107	248	962	957	850	794%
$75,000-$99,999	98	250	1,597	1,811	1,713	1748%
$100,000-$124,999	102	184	1,254	1,474	1,372	1345%
$125,000-$149,999	53	171	1,040	1,124	1,071	2021%
$150,000-$199,999	22	159	1,196	1,628	1,606	7300%
$200,000 or more	7	92	853	1,307	1,300	18571%
Total Households	669	1,675	9,363	10,736	10,067	1505%
Median Household Income						
Adjusted for inflation ($2010)	$67,640	$76,850	$94,701	$102,799	$35,159	52%

*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.

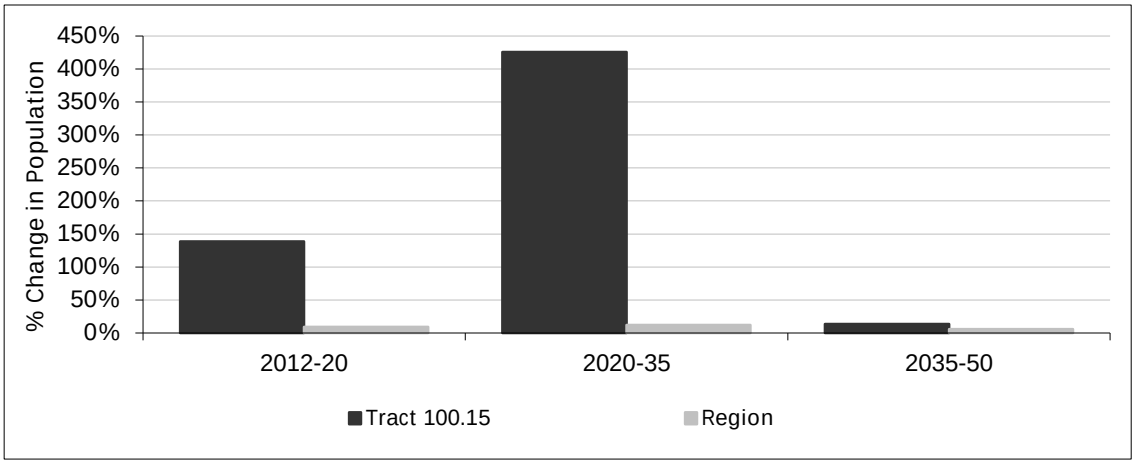
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,886	6,881	36,185	41,123	38,237	1325%
Under 5	221	582	2,655	2,582	2,361	1068%
5 to 9	229	514	2,522	2,536	2,307	1007%
10 to 14	288	617	2,857	3,081	2,793	970%
15 to 17	176	352	1,555	1,738	1,562	888%
18 to 19	100	188	858	963	863	863%
20 to 24	254	591	2,411	2,720	2,466	971%
25 to 29	176	443	1,926	2,014	1,838	1044%
30 to 34	188	406	2,138	2,081	1,893	1007%
35 to 39	201	435	2,473	2,218	2,017	1003%
40 to 44	238	471	2,914	2,713	2,475	1040%
45 to 49	214	474	2,430	2,878	2,664	1245%
50 to 54	144	361	1,839	2,470	2,326	1615%
55 to 59	127	371	1,762	2,687	2,560	2016%
60 to 61	36	118	604	768	732	2033%
62 to 64	63	212	1,172	1,432	1,369	2173%
65 to 69	63	224	1,534	1,745	1,682	2670%
70 to 74	53	190	1,565	1,765	1,712	3230%
75 to 79	41	116	1,169	1,492	1,451	3539%
80 to 84	42	109	1,013	1,603	1,561	3717%
85 and over	32	107	788	1,637	1,605	5016%
Median Age	30.0	31.9	37.4	41.2	11.2	37%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,886	6,881	36,185	41,123	38,237	1325%
Hispanic	2,410	5,974	31,939	37,249	34,839	1446%
Non-Hispanic	476	907	4,246	3,874	3,398	714%
White	137	251	759	250	113	82%
Black	61	113	579	583	522	856%
American Indian	5	6	8	0	-5	-100%
Asian	220	431	2,379	2,503	2,283	1038%
Hawaiian / Pacific Islander	5	10	32	21	16	320%
Other	6	7	3	1	-5	-83%
Two or More Races	42	89	486	516	474	1129%

GROWTH TRENDS IN TOTAL POPULATION



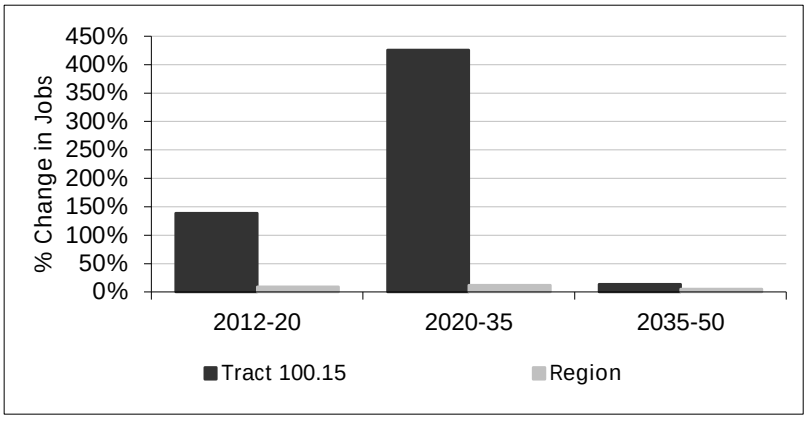
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	12,487	15,148	18,070	33,072	20,585	165%
Civilian Jobs	12,487	15,148	18,070	33,072	20,585	165%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	9,084	9,084	9,084	9,084	0	0%
Developed Acres	4,659	4,950	5,330	6,147	1,488	32%
Low Density Single Family	28	28	20	20	-8	-29%
Single Family	74	292	422	505	431	582%
Multiple Family	3	5	204	301	298	10410%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	12	85	59	59	--
Industrial	1,474	1,507	1,551	2,184	710	48%
Commercial/Services	74	76	94	153	79	106%
Office	9	15	36	72	63	709%
Schools	125	125	128	171	47	37%
Roads and Freeways	578	629	629	629	51	9%
Agricultural and Extractive[2]	524	524	459	368	-156	-30%
Parks and Military Use	1,770	1,737	1,702	1,685	-86	-5%
Vacant Developable Acres	3,615	3,324	2,975	2,158	-1,458	-40%
Low Density Single Family	383	383	383	383	0	0%
Single Family	361	185	96	27	-334	-92%
Multiple Family	126	126	6	0	-126	-100%
Mixed Use	84	70	13	0	-84	-100%
Industrial	2,089	2,024	1,973	1,380	-709	-34%
Commercial/Services	97	95	80	20	-76	-79%
Office	87	82	68	34	-53	-61%
Schools	48	48	44	11	-37	-76%
Parks and Other	70	42	42	31	-39	-56%
Future Roads and Freeways	271	271	271	271	0	0%
Constrained Acres	810	810	810	810	0	0%
Employment Density[3]	7.4	8.8	9.8	12.7	5.2	71%
Residential Density[4]	6.4	5.2	13.9	12.9	6.5	101%

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