

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 13.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,255	6,384	6,436	9,850	3,595	57%
Household Population	6,236	6,379	6,424	9,832	3,596	58%
Group Quarters Population	19	5	12	18	-1	-5%
Civilian	19	5	12	18	-1	-5%
Military	0	0	0	0	0	0%
Total Housing Units	3,421	3,423	3,427	5,215	1,794	52%
Single Family	552	554	554	77	-475	-86%
Multiple Family	2,869	2,869	2,873	5,138	2,269	79%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,343	3,315	3,317	5,091	1,748	52%
Single Family	540	534	542	67	-473	-88%
Multiple Family	2,803	2,781	2,775	5,024	2,221	79%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	3.2%	3.2%	2.4%	0.1	4%
Single Family	2.2%	3.6%	2.2%	13.0%	10.8	491%
Multiple Family	2.3%	3.1%	3.4%	2.2%	-0.1	-4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.87	1.92	1.94	1.93	0.1	3%

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	397	477	406	532	135	34%
\$15,000-\$29,999	738	584	544	722	-16	-2%
\$30,000-\$44,999	628	594	576	756	128	20%
\$45,000-\$59,999	626	493	438	732	106	17%
\$60,000-\$74,999	275	235	338	604	329	120%
\$75,000-\$99,999	339	409	415	600	261	77%
\$100,000-\$124,999	164	210	248	405	241	147%
\$125,000-\$149,999	88	156	124	293	205	233%
\$150,000-\$199,999	68	137	204	357	289	425%
\$200,000 or more	20	20	24	90	70	350%
Total Households	3,343	3,315	3,317	5,091	1,748	52%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,814	\$45,076	\$49,538	\$55,973	\$13,159	31%

*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.

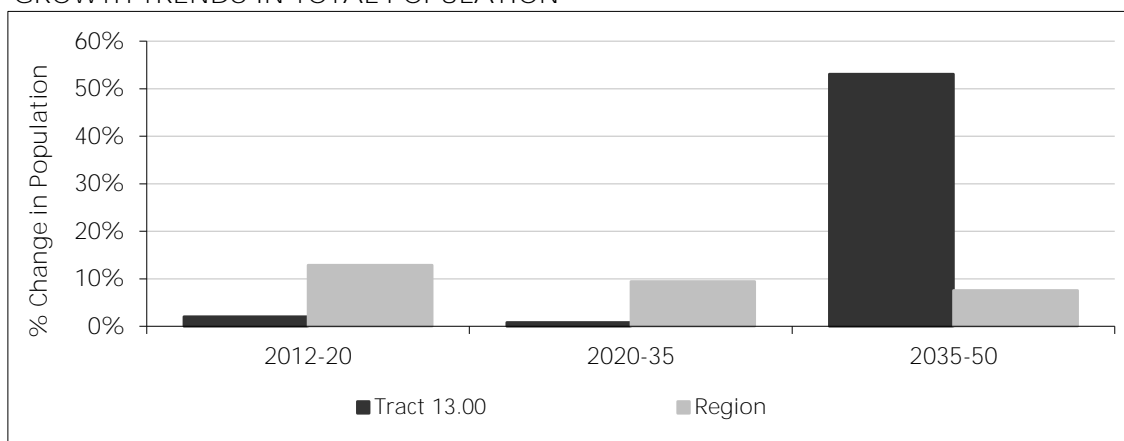
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,255	6,384	6,436	9,850	3,595	57%
Under 5	380	435	412	626	246	65%
5 to 9	207	214	230	345	138	67%
10 to 14	189	183	196	313	124	66%
15 to 17	130	115	131	209	79	61%
18 to 19	86	73	75	111	25	29%
20 to 24	313	307	282	408	95	30%
25 to 29	911	897	726	1,071	160	18%
30 to 34	965	926	816	1,266	301	31%
35 to 39	703	768	745	1,040	337	48%
40 to 44	518	459	535	673	155	30%
45 to 49	447	387	423	629	182	41%
50 to 54	401	372	400	670	269	67%
55 to 59	335	361	319	614	279	83%
60 to 61	113	148	142	246	133	118%
62 to 64	140	176	164	283	143	102%
65 to 69	163	233	267	419	256	157%
70 to 74	101	160	244	340	239	237%
75 to 79	63	78	140	178	115	183%
80 to 84	34	32	80	139	105	309%
85 and over	56	60	109	270	214	382%
Median Age	34.7	35.3	37.3	37.8	3.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,255	6,384	6,436	9,850	3,595	57%
Hispanic	2,029	2,394	2,912	5,004	2,975	147%
Non-Hispanic	4,226	3,990	3,524	4,846	620	15%
White	2,678	2,438	1,988	2,566	-112	-4%
Black	712	687	530	603	-109	-15%
American Indian	17	14	13	14	-3	-18%
Asian	494	516	615	1,029	535	108%
Hawaiian / Pacific Islander	34	42	56	103	69	203%
Other	24	19	14	16	-8	-33%
Two or More Races	267	274	308	515	248	93%

GROWTH TRENDS IN TOTAL POPULATION



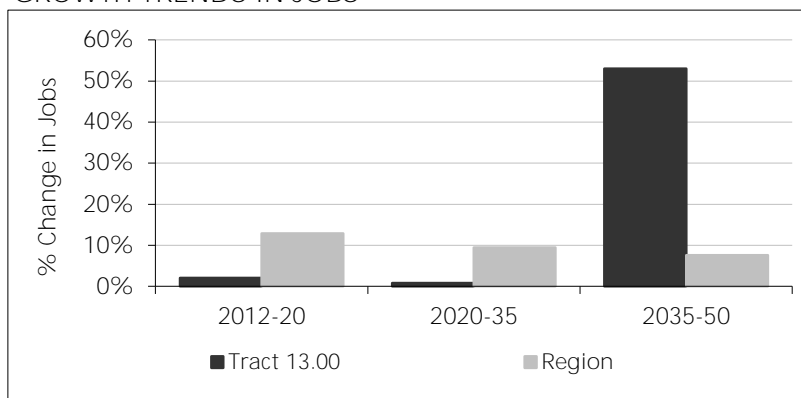
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,292	1,292	1,292	2,730	1,438	111%
Civilian Jobs	1,292	1,292	1,292	2,730	1,438	111%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	192	192	192	192	0	0%
Developed Acres	187	190	190	192	5	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	31	31	31	3	-27	-89%
Multiple Family	53	53	53	73	20	38%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	35	35	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	22	22	22	2	-21	-93%
Office	1	1	1	0	-1	-60%
Schools	1	1	1	1	0	0%
Roads and Freeways	67	67	67	67	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	2	2	2	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	1	1	1	0	-1	-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	51.8	48.5	48.5	135.1	83.3	161%
Residential Density ⁴	40.9	40.1	40.1	55.6	14.7	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