

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 57

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,953	1,985	2,095	2,693	740	38%
Household Population	1,211	1,253	1,334	1,908	697	58%
Group Quarters Population	742	732	761	785	43	6%
Civilian	742	732	761	785	43	6%
Military	0	0	0	0	0	0%
Total Housing Units	1,152	1,152	1,212	1,600	448	39%
Single Family	49	49	49	19	-30	-61%
Multiple Family	1,103	1,103	1,163	1,581	478	43%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	892	880	892	1,287	395	44%
Single Family	49	49	48	14	-35	-71%
Multiple Family	843	831	844	1,273	430	51%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	22.6%	23.6%	26.4%	19.6%	-3.0	-13%
Single Family	0.0%	0.0%	2.0%	26.3%	26.3	0%
Multiple Family	23.6%	24.7%	27.4%	19.5%	-4.1	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.36	1.42	1.50	1.48	0.1	9%

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	231	74	66	63	-168	-73%
\$15,000-\$29,999	150	80	83	122	-28	-19%
\$30,000-\$44,999	160	111	101	157	-3	-2%
\$45,000-\$59,999	48	112	100	75	27	56%
\$60,000-\$74,999	67	89	97	151	84	125%
\$75,000-\$99,999	103	130	115	175	72	70%
\$100,000-\$124,999	66	89	83	170	104	158%
\$125,000-\$149,999	29	50	89	104	75	259%
\$150,000-\$199,999	28	58	60	125	97	346%
\$200,000 or more	10	87	98	145	135	1350%
Total Households	892	880	892	1,287	395	44%
Median Household Income						
Adjusted for inflation (\$2010)	\$36,094	\$70,618	\$74,845	\$85,786	\$49,692	138%

*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.

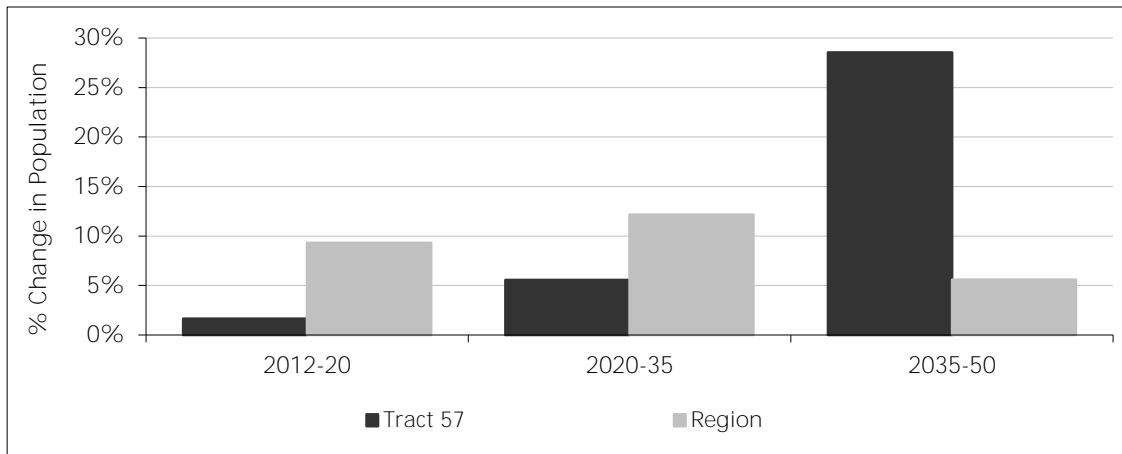
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,953	1,985	2,095	2,693	740	38%
Under 5	52	59	54	72	20	38%
5 to 9	32	37	37	52	20	63%
10 to 14	35	31	28	29	-6	-17%
15 to 17	20	18	19	17	-3	-15%
18 to 19	21	15	16	17	-4	-19%
20 to 24	47	45	49	57	10	21%
25 to 29	258	246	205	262	4	2%
30 to 34	249	236	207	286	37	15%
35 to 39	138	149	138	163	25	18%
40 to 44	142	126	144	156	14	10%
45 to 49	153	127	137	165	12	8%
50 to 54	205	163	158	181	-24	-12%
55 to 59	142	147	121	182	40	28%
60 to 61	63	77	60	78	15	24%
62 to 64	64	80	71	107	43	67%
65 to 69	85	119	126	166	81	95%
70 to 74	76	119	165	186	110	145%
75 to 79	67	84	156	176	109	163%
80 to 84	45	47	107	159	114	253%
85 and over	59	60	97	182	123	208%
Median Age	44.4	46.2	50.4	51.9	7.5	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,953	1,985	2,095	2,693	740	38%
Hispanic	378	461	627	946	568	150%
Non-Hispanic	1,575	1,524	1,468	1,747	172	11%
White	1,134	1,070	981	1,125	-9	-1%
Black	230	227	189	183	-47	-20%
American Indian	17	14	13	14	-3	-18%
Asian	120	132	179	265	145	121%
Hawaiian / Pacific Islander	10	13	20	34	24	240%
Other	4	4	4	4	0	0%
Two or More Races	60	64	82	122	62	103%

GROWTH TRENDS IN TOTAL POPULATION



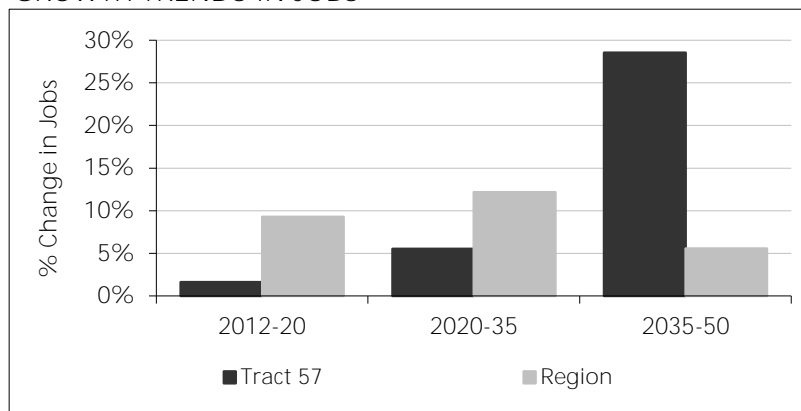
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,586	2,586	2,610	2,859	273	11%
Civilian Jobs	2,586	2,586	2,610	2,859	273	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	63	63	63	63	0	0%
Developed Acres	58	59	59	61	4	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	1	-2	-62%
Multiple Family	9	9	9	9	-1	-7%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	1	3	13	13	--
Industrial	0	0	0	0	0	0%
Commercial/Services	7	7	6	4	-3	-46%
Office	5	5	5	1	-4	-79%
Schools	0	0	0	0	0	0%
Roads and Freeways	32	32	32	32	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	5	5	4	2	-2	-52%
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	-93%
Mixed Use	4	4	4	2	-2	-47%
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	211.8	202.9	216.4	247.0	35.2	17%
Residential Density ⁴	87.2	83.8	82.0	91.8	4.6	5%

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