

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 160.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,433	2,460	5,028	9,037	6,604	271%
Household Population	2,427	2,455	5,012	9,009	6,582	271%
Group Quarters Population	6	5	16	28	22	367%
Civilian	6	5	16	28	22	367%
Military	0	0	0	0	0	0%
Total Housing Units	939	940	1,816	3,232	2,293	244%
Single Family	693	694	678	504	-189	-27%
Multiple Family	246	246	1,138	2,728	2,482	1009%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	903	898	1,764	3,125	2,222	246%
Single Family	663	660	652	479	-184	-28%
Multiple Family	240	238	1,112	2,646	2,406	1003%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	4.5%	2.9%	3.3%	-0.5	-13%
Single Family	4.3%	4.9%	3.8%	5.0%	0.7	16%
Multiple Family	2.4%	3.3%	2.3%	3.0%	0.6	25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.69	2.73	2.84	2.88	0.2	7%

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	34	182	284	387	353	1038%
\$15,000-\$29,999	72	241	342	585	513	713%
\$30,000-\$44,999	112	163	405	676	564	504%
\$45,000-\$59,999	82	108	244	421	339	413%
\$60,000-\$74,999	101	71	146	259	158	156%
\$75,000-\$99,999	132	74	156	352	220	167%
\$100,000-\$124,999	138	56	109	194	56	41%
\$125,000-\$149,999	71	3	72	164	93	131%
\$150,000-\$199,999	88	0	6	79	-9	-10%
\$200,000 or more	73	0	0	8	-65	-89%
Total Households	903	898	1,764	3,125	2,222	246%
Median Household Income						
Adjusted for inflation (\$2010)	\$84,564	\$32,393	\$39,481	\$43,103	(\$41,461)	-49%

*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.

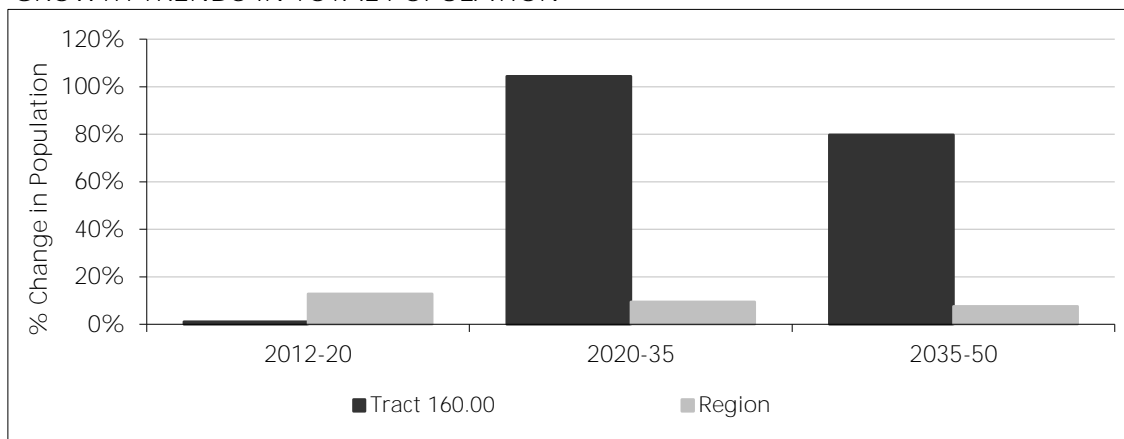
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,433	2,460	5,028	9,037	6,604	271%
Under 5	117	137	240	460	343	293%
5 to 9	149	161	303	562	413	277%
10 to 14	147	137	290	524	377	256%
15 to 17	111	92	182	287	176	159%
18 to 19	85	58	111	173	88	104%
20 to 24	178	174	333	617	439	247%
25 to 29	132	133	225	413	281	213%
30 to 34	154	158	323	613	459	298%
35 to 39	173	196	394	689	516	298%
40 to 44	181	169	416	673	492	272%
45 to 49	171	145	313	547	376	220%
50 to 54	205	173	362	641	436	213%
55 to 59	171	171	273	588	417	244%
60 to 61	50	58	83	164	114	228%
62 to 64	82	96	161	326	244	298%
65 to 69	78	103	208	417	339	435%
70 to 74	75	117	254	363	288	384%
75 to 79	57	70	217	307	250	439%
80 to 84	52	48	161	248	196	377%
85 and over	65	64	179	425	360	554%
Median Age	39.1	39.6	41.4	41.3	2.2	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,433	2,460	5,028	9,037	6,604	271%
Hispanic	632	757	1,999	4,391	3,759	595%
Non-Hispanic	1,801	1,703	3,029	4,646	2,845	158%
White	1,487	1,350	2,096	2,675	1,188	80%
Black	91	105	263	554	463	509%
American Indian	5	5	8	13	8	160%
Asian	102	120	373	828	726	712%
Hawaiian / Pacific Islander	3	3	4	7	4	133%
Other	3	3	4	7	4	133%
Two or More Races	110	117	281	562	452	411%

GROWTH TRENDS IN TOTAL POPULATION



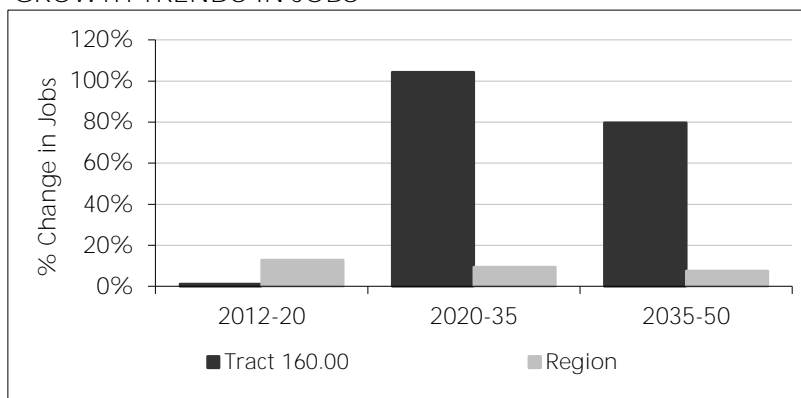
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,620	2,498	3,289	5,905	4,285	265%
Civilian Jobs	1,620	2,498	3,289	5,905	4,285	265%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	469	469	469	469	0	0%
Developed Acres	457	457	458	460	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	153	154	152	133	-21	-14%
Multiple Family	12	12	15	35	22	184%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	16	22	22	--
Industrial	48	30	19	6	-41	-87%
Commercial/Services	48	48	37	33	-16	-32%
Office	4	10	14	29	25	702%
Schools	45	45	45	45	0	0%
Roads and Freeways	125	137	137	137	12	9%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	22	22	22	22	0	0%
Vacant Developable Acres	4	3	3	1	-3	-78%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	0	-62%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	2	2	1	-2	-75%
Office	1	1	1	0	-1	-94%
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	9	9	9	9	0	0%
Employment Density ³	11.3	18.9	26.7	48.2	36.9	327%
Residential Density ⁴	5.7	5.7	10.4	18.2	12.5	220%

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