

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 28.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,040	5,936	9,468	9,452	6,412	211%
Household Population	2,673	3,974	7,497	7,475	4,802	180%
Group Quarters Population	367	1,962	1,971	1,977	1,610	439%
Civilian	367	1,962	1,971	1,977	1,610	439%
Military	0	0	0	0	0	0%
Total Housing Units	1,139	1,586	2,966	2,966	1,827	160%
Single Family	475	475	470	470	-5	-1%
Multiple Family	664	1,111	2,496	2,496	1,832	276%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,058	1,529	2,903	2,891	1,833	173%
Single Family	441	437	437	436	-5	-1%
Multiple Family	617	1,092	2,466	2,455	1,838	298%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.1%	3.6%	2.1%	2.5%	-4.6	-65%
Single Family	7.2%	8.0%	7.0%	7.2%	0.0	0%
Multiple Family	7.1%	1.7%	1.2%	1.6%	-5.5	-77%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.53	2.60	2.58	2.59	0.1	2%

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	384	214	429	373	-11	-3%
\$15,000-\$29,999	181	224	371	339	158	87%
\$30,000-\$44,999	91	127	287	303	212	233%
\$45,000-\$59,999	25	205	324	285	260	1040%
\$60,000-\$74,999	92	144	271	307	215	234%
\$75,000-\$99,999	68	196	404	353	285	419%
\$100,000-\$124,999	41	138	222	251	210	512%
\$125,000-\$149,999	38	85	190	221	183	482%
\$150,000-\$199,999	52	89	205	218	166	319%
\$200,000 or more	86	107	200	241	155	180%
Total Households	1,058	1,529	2,903	2,891	1,833	173%
Median Household Income						
Adjusted for inflation (\$2010)	\$27,017	\$59,598	\$62,242	\$67,109	\$40,092	148%

*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.

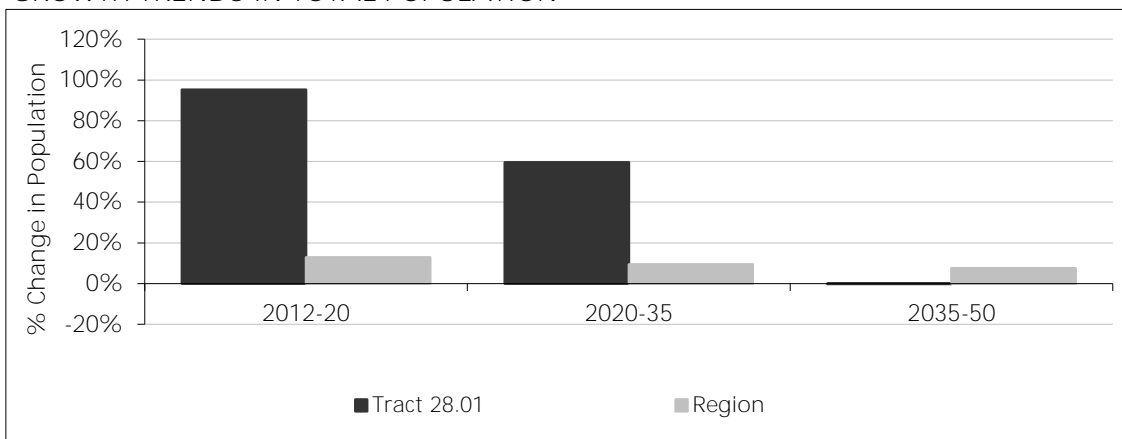
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,040	5,936	9,468	9,452	6,412	211%
Under 5	69	93	160	160	91	132%
5 to 9	46	110	195	195	149	324%
10 to 14	43	75	114	114	71	165%
15 to 17	32	32	43	43	11	34%
18 to 19	338	749	1,266	1,263	925	274%
20 to 24	1,505	2,913	4,579	4,567	3,062	203%
25 to 29	200	401	692	692	492	246%
30 to 34	66	126	188	188	122	185%
35 to 39	66	131	192	193	127	192%
40 to 44	57	101	186	186	129	226%
45 to 49	98	208	325	325	227	232%
50 to 54	72	164	224	223	151	210%
55 to 59	64	114	148	148	84	131%
60 to 61	42	42	83	83	41	98%
62 to 64	47	102	136	135	88	187%
65 to 69	70	141	224	224	154	220%
70 to 74	49	80	154	154	105	214%
75 to 79	45	76	110	110	65	144%
80 to 84	70	158	270	270	200	286%
85 and over	61	120	179	179	118	193%
Median Age	23.3	23.3	23.2	23.2	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,040	5,936	9,468	9,452	6,412	211%
Hispanic	444	866	1,380	1,377	933	210%
Non-Hispanic	2,596	5,070	8,088	8,075	5,479	211%
White	1,980	3,889	6,248	6,241	4,261	215%
Black	105	220	344	342	237	226%
American Indian	7	7	7	7	0	0%
Asian	349	662	1,059	1,057	708	203%
Hawaiian / Pacific Islander	7	31	31	31	24	343%
Other	3	3	3	3	0	0%
Two or More Races	145	258	396	394	249	172%

GROWTH TRENDS IN TOTAL POPULATION



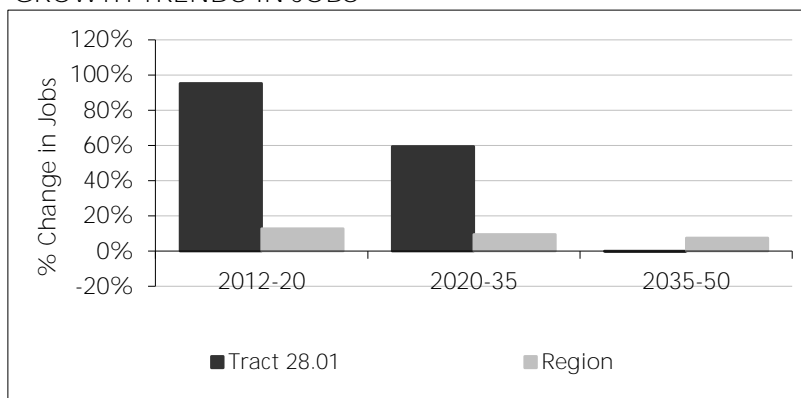
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,755	9,364	10,285	10,323	1,568	18%
Civilian Jobs	8,755	9,364	10,285	10,323	1,568	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	715	715	715	715	0	0%
Developed Acres	687	692	694	694	7	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	299	299	298	298	-1	0%
Multiple Family	22	23	24	24	2	9%
Mobile Homes	0	0	0	0	0	0%
Other Residential	6	8	7	7	1	16%
Mixed Use	0	4	7	7	7	--
Industrial	10	9	10	10	0	-4%
Commercial/Services	4	3	1	1	-3	-71%
Office	0	0	1	1	1	--
Schools	165	165	165	165	0	0%
Roads and Freeways	127	128	128	128	1	1%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	54	54	54	54	0	0%
Vacant Developable Acres	11	6	4	4	-7	-62%
Low Density Single Family	4	4	4	4	0	0%
Single Family	2	0	0	0	-2	-100%
Multiple Family	2	1	0	0	-2	-100%
Mixed Use	3	0	0	0	-3	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	1	1	0	0	-1	-96%
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	17	17	17	17	0	0%
Employment Density ³	48.9	52.3	57.3	57.4	8.5	17%
Residential Density ⁴	3.5	4.8	8.9	8.9	5.4	156%

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