

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 52.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,622	6,843	15,178	14,627	10,005	216%
Household Population	4,126	6,362	14,656	14,084	9,958	241%
Group Quarters Population	496	481	522	543	47	9%
Civilian	496	481	522	543	47	9%
Military	0	0	0	0	0	0%
Total Housing Units	4,180	6,109	11,658	12,203	8,023	192%
Single Family	25	25	25	25	0	0%
Multiple Family	4,155	6,084	11,633	12,178	8,023	193%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,784	4,190	9,570	9,234	6,450	232%
Single Family	22	22	25	25	3	14%
Multiple Family	2,762	4,168	9,545	9,209	6,447	233%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	33.4%	31.4%	17.9%	24.3%	-9.1	-27%
Single Family	12.0%	12.0%	0.0%	0.0%	-12.0	-100%
Multiple Family	33.5%	31.5%	17.9%	24.4%	-9.1	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.48	1.52	1.53	1.53	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	751	798	1,726	1,461	710	95%
\$15,000-\$29,999	522	554	1,177	1,117	595	114%
\$30,000-\$44,999	481	326	669	727	246	51%
\$45,000-\$59,999	249	417	959	768	519	208%
\$60,000-\$74,999	137	330	705	764	627	458%
\$75,000-\$99,999	203	492	1,169	950	747	368%
\$100,000-\$124,999	137	249	651	841	704	514%
\$125,000-\$149,999	84	280	564	422	338	402%
\$150,000-\$199,999	111	307	728	838	727	655%
\$200,000 or more	109	437	1,222	1,346	1,237	1135%
Total Households	2,784	4,190	9,570	9,234	6,450	232%
Median Household Income						
Adjusted for inflation (\$2010)	\$33,711	\$60,000	\$65,404	\$70,681	\$36,970	110%

*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.

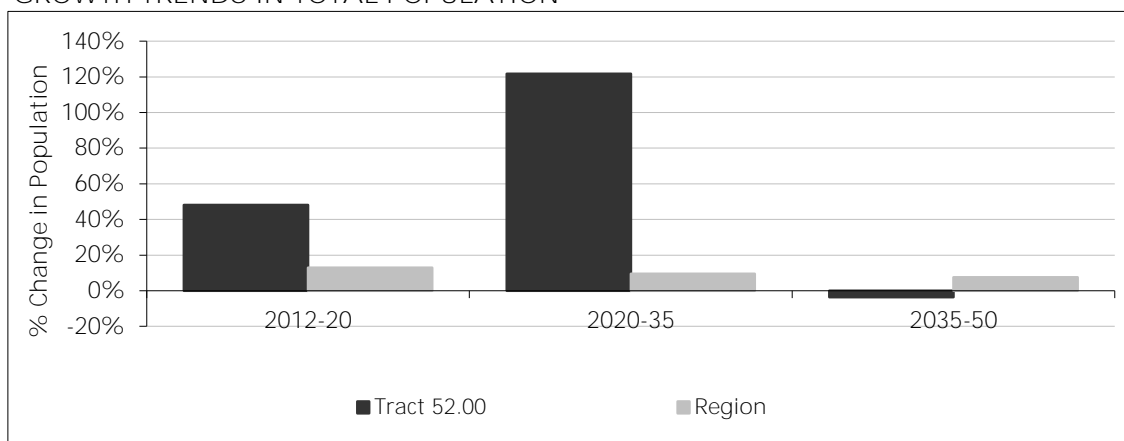
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,622	6,843	15,178	14,627	10,005	216%
Under 5	148	246	526	487	339	229%
5 to 9	88	135	321	312	224	255%
10 to 14	77	109	264	265	188	244%
15 to 17	40	45	104	99	59	148%
18 to 19	33	36	91	76	43	130%
20 to 24	351	459	930	830	479	136%
25 to 29	916	1,302	2,284	2,130	1,214	133%
30 to 34	673	958	1,811	1,808	1,135	169%
35 to 39	374	603	1,299	1,160	786	210%
40 to 44	344	457	1,169	942	598	174%
45 to 49	280	341	797	667	387	138%
50 to 54	330	395	882	818	488	148%
55 to 59	271	416	757	869	598	221%
60 to 61	80	149	255	262	182	228%
62 to 64	119	218	394	416	297	250%
65 to 69	150	310	727	747	597	398%
70 to 74	107	243	762	655	548	512%
75 to 79	100	188	805	734	634	634%
80 to 84	80	125	591	668	588	735%
85 and over	61	108	409	682	621	1018%
Median Age	34.9	36.1	39.8	40.8	5.9	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,622	6,843	15,178	14,627	10,005	216%
Hispanic	986	1,737	4,900	5,488	4,502	457%
Non-Hispanic	3,636	5,106	10,278	9,139	5,503	151%
White	2,377	3,241	6,115	5,155	2,778	117%
Black	557	801	1,416	1,029	472	85%
American Indian	46	54	65	44	-2	-4%
Asian	391	609	1,669	1,812	1,421	363%
Hawaiian / Pacific Islander	21	38	112	133	112	533%
Other	19	22	38	33	14	74%
Two or More Races	225	341	863	933	708	315%

GROWTH TRENDS IN TOTAL POPULATION



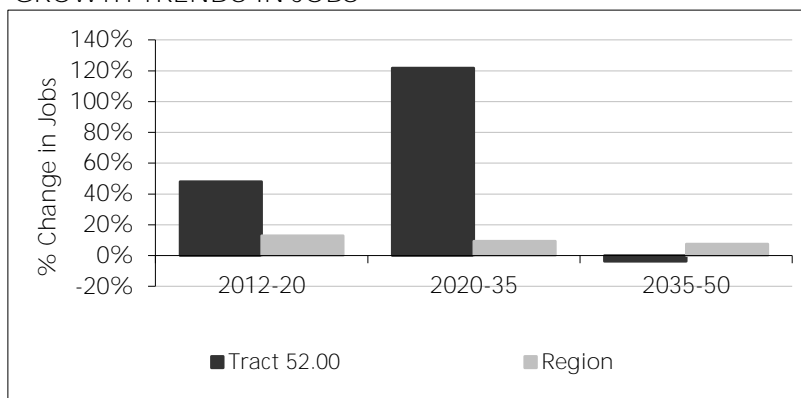
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,399	7,764	9,011	9,028	5,629	166%
Civilian Jobs	3,399	7,764	9,011	9,028	5,629	166%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	180	180	180	180	0	0%
Developed Acres	165	173	179	180	15	9%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	-34%
Multiple Family	17	21	38	39	22	133%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	1	1	1	-1	-61%
Mixed Use	0	17	21	21	21	--
Industrial	6	5	1	1	-6	-89%
Commercial/Services	28	17	6	6	-22	-79%
Office	4	4	3	3	-1	-20%
Schools	28	27	27	27	-1	-4%
Roads and Freeways	79	79	79	79	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	1	2	2	2	880%
Vacant Developable Acres	13	7	1	0	-12	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	8	5	1	0	-8	-100%
Mixed Use	2	0	0	0	-2	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0%
Schools	1	1	1	0	-1	-72%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	51.4	125.3	188.3	189.6	138.2	269%
Residential Density ⁴	210.1	190.6	232.3	237.4	27.3	13%

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