

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 91.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,899	4,062	4,815	8,184	4,285	110%
Household Population	1,999	2,195	2,911	6,256	4,257	213%
Group Quarters Population	1,900	1,867	1,904	1,928	28	1%
Civilian	1,900	1,867	1,904	1,928	28	1%
Military	0	0	0	0	0	0%
Total Housing Units	1,073	1,159	1,448	3,084	2,011	187%
Single Family	624	619	612	600	-24	-4%
Multiple Family	252	411	746	2,484	2,232	886%
Mobile Homes	197	129	90	0	-197	-100%
Occupied Housing Units	930	1,007	1,326	2,854	1,924	207%
Single Family	596	587	581	562	-34	-6%
Multiple Family	159	305	665	2,292	2,133	1342%
Mobile Homes	175	115	80	0	-175	-100%
Vacancy Rate	13.3%	13.1%	8.4%	7.5%	-5.8	-44%
Single Family	4.5%	5.2%	5.1%	6.3%	1.8	40%
Multiple Family	36.9%	25.8%	10.9%	7.7%	-29.2	-79%
Mobile Homes	11.2%	10.9%	11.1%	0.0%	-11.2	-100%
Persons per Household	2.15	2.18	2.20	2.19	0.0	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	106	136	137	189	83	78%
\$15,000-\$29,999	161	160	202	334	173	107%
\$30,000-\$44,999	82	142	169	365	283	345%
\$45,000-\$59,999	111	165	201	371	260	234%
\$60,000-\$74,999	50	91	136	344	294	588%
\$75,000-\$99,999	111	121	168	397	286	258%
\$100,000-\$124,999	88	76	110	300	212	241%
\$125,000-\$149,999	62	58	78	174	112	181%
\$150,000-\$199,999	80	48	102	253	173	216%
\$200,000 or more	79	10	23	127	48	61%
Total Households	930	1,007	1,326	2,854	1,924	207%
Median Household Income						
Adjusted for inflation (\$2010)	\$61,500	\$50,955	\$56,567	\$67,326	\$5,826	9%

*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.

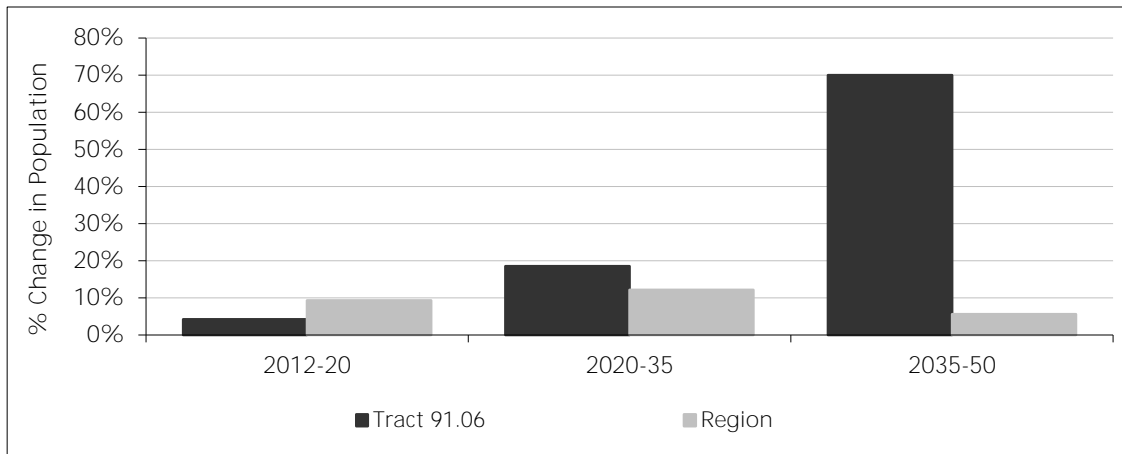
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,899	4,062	4,815	8,184	4,285	110%
Under 5	186	195	228	417	231	124%
5 to 9	73	75	107	140	67	92%
10 to 14	60	65	75	193	133	222%
15 to 17	52	53	55	55	3	6%
18 to 19	1,248	1,304	1,560	2,677	1,429	115%
20 to 24	698	733	887	1,500	802	115%
25 to 29	165	167	185	286	121	73%
30 to 34	170	173	188	305	135	79%
35 to 39	162	165	197	325	163	101%
40 to 44	146	148	163	293	147	101%
45 to 49	148	156	178	324	176	119%
50 to 54	168	173	195	335	167	99%
55 to 59	172	178	220	342	170	99%
60 to 61	61	66	84	124	63	103%
62 to 64	82	85	103	186	104	127%
65 to 69	82	91	112	224	142	173%
70 to 74	63	65	85	127	64	102%
75 to 79	48	50	50	61	13	27%
80 to 84	51	52	67	125	74	145%
85 and over	64	68	76	145	81	127%
Median Age	22.4	22.3	22.2	22.0	-0.4	-2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,899	4,062	4,815	8,184	4,285	110%
Hispanic	708	732	843	1,426	718	101%
Non-Hispanic	3,191	3,330	3,972	6,758	3,567	112%
White	2,690	2,806	3,347	5,726	3,036	113%
Black	74	76	81	112	38	51%
American Indian	15	15	24	61	46	307%
Asian	229	241	287	479	250	109%
Hawaiian / Pacific Islander	14	14	14	14	0	0%
Other	17	17	17	17	0	0%
Two or More Races	152	161	202	349	197	130%

GROWTH TRENDS IN TOTAL POPULATION



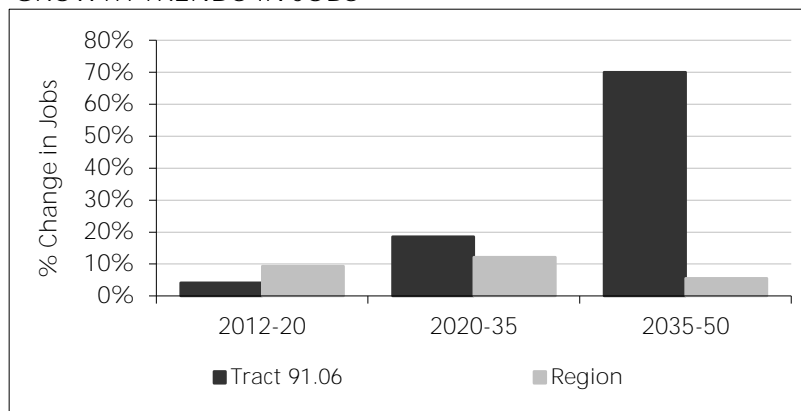
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,596	10,408	11,587	12,460	2,864	30%
Civilian Jobs	9,596	10,408	11,587	12,460	2,864	30%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	595	595	595	595	0	0%
Developed Acres	578	579	583	585	7	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	84	81	81	79	-5	-6%
Multiple Family	10	14	15	19	9	82%
Mobile Homes	10	7	4	0	-10	-100%
Other Residential	23	18	18	18	-4	-18%
Mixed Use	0	10	38	63	63	--
Industrial	81	64	61	61	-20	-25%
Commercial/Services	48	46	30	10	-38	-80%
Office	10	10	6	5	-5	-53%
Schools	91	93	93	93	3	3%
Roads and Freeways	139	154	154	154	15	11%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	83	83	83	83	0	0%
Vacant Developable Acres	8	7	4	1	-7	-89%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-80%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	4	3	1	0	-4	-100%
Industrial	1	1	0	0	-1	-100%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	0%
Schools	1	1	0	0	-1	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	9	9	9	9	0	0%
Employment Density ³	41.8	47.8	55.7	62.3	20.4	49%
Residential Density ⁴	8.5	9.3	10.5	20.8	12.3	146%

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