

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 5.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,723	3,176	3,304	3,166	443	16%
Household Population	2,719	3,175	3,290	3,142	423	16%
Group Quarters Population	4	1	14	24	20	500%
Civilian	4	1	14	24	20	500%
Military	0	0	0	0	0	0%
Total Housing Units	1,706	1,901	1,979	1,979	273	16%
Single Family	797	724	715	715	-82	-10%
Multiple Family	909	1,177	1,264	1,264	355	39%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,635	1,837	1,889	1,813	178	11%
Single Family	749	688	681	677	-72	-10%
Multiple Family	886	1,149	1,208	1,136	250	28%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.2%	3.4%	4.5%	8.4%	4.2	100%
Single Family	6.0%	5.0%	4.8%	5.3%	-0.7	-12%
Multiple Family	2.5%	2.4%	4.4%	10.1%	7.6	304%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.66	1.73	1.74	1.73	0.1	4%

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	71	134	103	87	16	23%
\$15,000-\$29,999	184	250	215	154	-30	-16%
\$30,000-\$44,999	274	227	252	243	-31	-11%
\$45,000-\$59,999	213	257	214	181	-32	-15%
\$60,000-\$74,999	199	207	174	213	14	7%
\$75,000-\$99,999	211	259	332	271	60	28%
\$100,000-\$124,999	160	185	195	177	17	11%
\$125,000-\$149,999	138	120	112	168	30	22%
\$150,000-\$199,999	104	98	142	165	61	59%
\$200,000 or more	81	100	150	154	73	90%
Total Households	1,635	1,837	1,889	1,813	178	11%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,691	\$63,659	\$73,836	\$77,629	\$11,938	18%

*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.

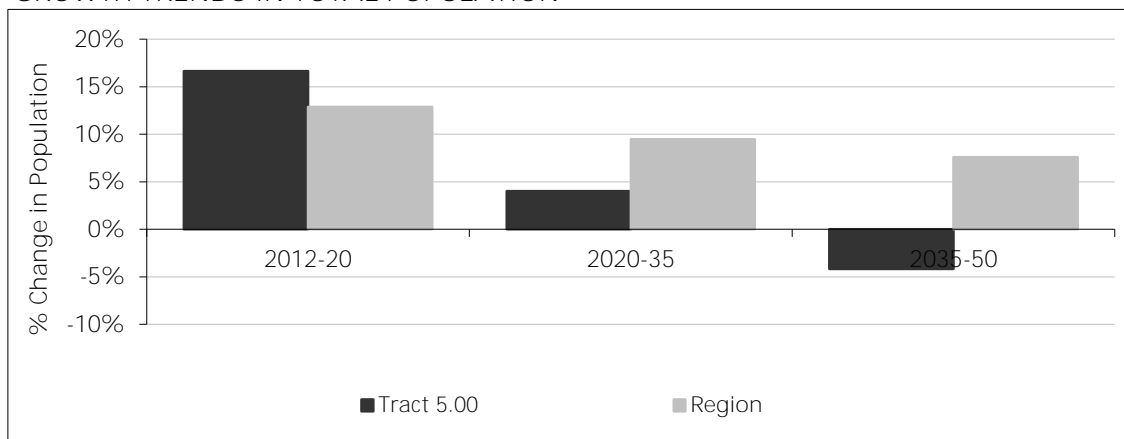
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,723	3,176	3,304	3,166	443	16%
Under 5	136	175	177	194	58	43%
5 to 9	61	76	80	88	27	44%
10 to 14	53	54	58	61	8	15%
15 to 17	40	39	50	51	11	28%
18 to 19	14	11	15	13	-1	-7%
20 to 24	88	89	88	71	-17	-19%
25 to 29	276	305	276	272	-4	-1%
30 to 34	404	473	429	463	59	15%
35 to 39	303	405	385	384	81	27%
40 to 44	236	255	310	266	30	13%
45 to 49	243	230	281	224	-19	-8%
50 to 54	213	198	234	192	-21	-10%
55 to 59	213	241	205	208	-5	-2%
60 to 61	76	100	80	82	6	8%
62 to 64	106	142	125	139	33	31%
65 to 69	116	178	168	164	48	41%
70 to 74	44	82	101	75	31	70%
75 to 79	30	45	93	78	48	160%
80 to 84	37	40	82	62	25	68%
85 and over	34	38	67	79	45	132%
Median Age	39.8	39.5	41.5	39.8	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,723	3,176	3,304	3,166	443	16%
Hispanic	424	605	828	949	525	124%
Non-Hispanic	2,299	2,571	2,476	2,217	-82	-4%
White	2,004	2,213	2,049	1,763	-241	-12%
Black	67	76	65	49	-18	-27%
American Indian	10	9	9	9	-1	-10%
Asian	120	152	201	224	104	87%
Hawaiian / Pacific Islander	7	10	14	18	11	157%
Other	6	6	6	6	0	0%
Two or More Races	85	105	132	148	63	74%

GROWTH TRENDS IN TOTAL POPULATION



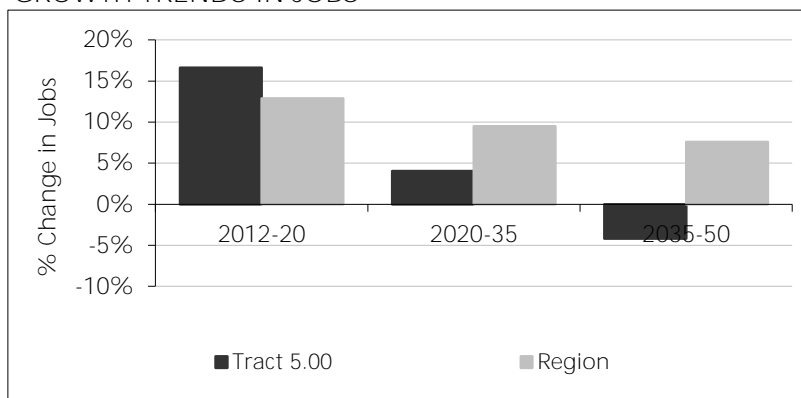
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	462	699	699	699	237	51%
Civilian Jobs	462	699	699	699	237	51%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	279	279	279	279	0	0%
Developed Acres	251	251	251	251	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	90	83	82	82	-7	-8%
Multiple Family	21	26	27	27	6	29%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	5	5	5	--
Industrial	0	0	0	0	0	0%
Commercial/Services	3	0	0	0	-3	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	50	50	50	50	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	87	87	87	87	0	0%
Vacant Developable Acres	1	0	0	0	0	-43%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
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	28	28	28	28	0	0%
Employment Density ³	139.5	255.7	--	--	#VALUE!	#VALUE!
Residential Density ⁴	15.4	17.0	17.7	17.7	2.3	15%

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