

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 150.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,363	6,618	8,632	10,259	3,896	61%
Household Population	6,331	6,592	8,595	10,213	3,882	61%
Group Quarters Population	32	26	37	46	14	44%
Civilian	32	26	37	46	14	44%
Military	0	0	0	0	0	0%
Total Housing Units	2,778	2,836	3,565	4,316	1,538	55%
Single Family	1,231	1,231	1,255	1,255	24	2%
Multiple Family	1,547	1,605	2,310	3,061	1,514	98%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,543	2,596	3,426	4,155	1,612	63%
Single Family	1,173	1,171	1,211	1,209	36	3%
Multiple Family	1,370	1,425	2,215	2,946	1,576	115%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.5%	8.5%	3.9%	3.7%	-4.8	-56%
Single Family	4.7%	4.9%	3.5%	3.7%	-1.0	-21%
Multiple Family	11.4%	11.2%	4.1%	3.8%	-7.6	-67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.49	2.54	2.51	2.46	0.0	-1%

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	276	296	360	394	118	43%
\$15,000-\$29,999	489	424	523	502	13	3%
\$30,000-\$44,999	393	452	516	556	163	41%
\$45,000-\$59,999	378	301	426	646	268	71%
\$60,000-\$74,999	314	293	404	438	124	39%
\$75,000-\$99,999	295	346	439	487	192	65%
\$100,000-\$124,999	152	187	246	446	294	193%
\$125,000-\$149,999	94	106	190	255	161	171%
\$150,000-\$199,999	102	175	281	309	207	203%
\$200,000 or more	50	16	41	122	72	144%
Total Households	2,543	2,596	3,426	4,155	1,612	63%
Median Household Income						
Adjusted for inflation (\$2010)	\$49,504	\$51,279	\$56,056	\$59,524	\$10,020	20%

*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.

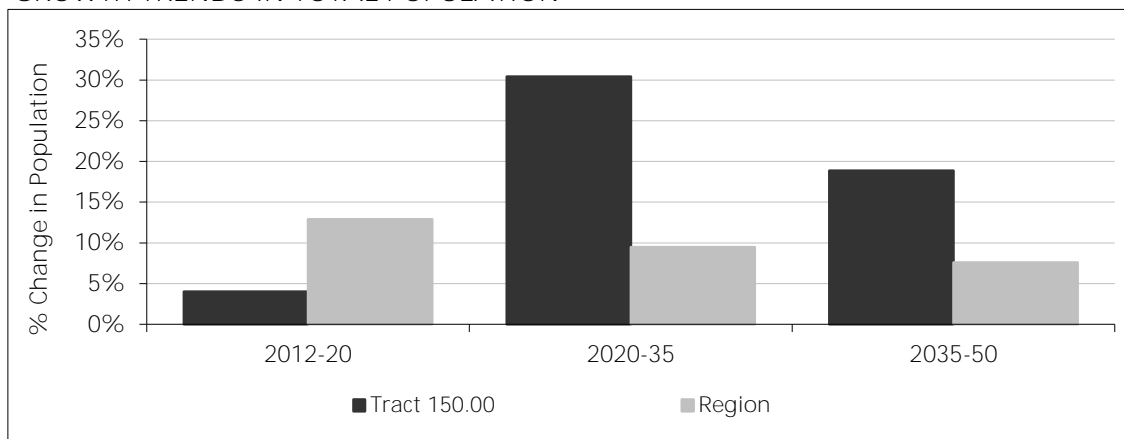
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,363	6,618	8,632	10,259	3,896	61%
Under 5	516	591	699	863	347	67%
5 to 9	341	378	466	571	230	67%
10 to 14	307	293	397	448	141	46%
15 to 17	221	186	260	269	48	22%
18 to 19	169	121	168	160	-9	-5%
20 to 24	628	594	746	805	177	28%
25 to 29	775	816	904	1,115	340	44%
30 to 34	542	554	640	830	288	53%
35 to 39	360	423	527	610	250	69%
40 to 44	394	379	554	562	168	43%
45 to 49	390	348	498	534	144	37%
50 to 54	458	401	547	635	177	39%
55 to 59	361	375	396	518	157	43%
60 to 61	116	143	143	190	74	64%
62 to 64	168	209	226	296	128	76%
65 to 69	175	250	314	407	232	133%
70 to 74	109	181	286	296	187	172%
75 to 79	95	126	292	288	193	203%
80 to 84	94	92	235	251	157	167%
85 and over	144	158	334	611	467	324%
Median Age	32.1	33.0	35.3	35.6	3.5	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,363	6,618	8,632	10,259	3,896	61%
Hispanic	1,450	1,724	2,646	3,614	2,164	149%
Non-Hispanic	4,913	4,894	5,986	6,645	1,732	35%
White	3,820	3,669	4,048	3,993	173	5%
Black	389	439	638	853	464	119%
American Indian	14	13	15	16	2	14%
Asian	366	418	734	1,047	681	186%
Hawaiian / Pacific Islander	25	30	49	71	46	184%
Other	15	14	18	21	6	40%
Two or More Races	284	311	484	644	360	127%

GROWTH TRENDS IN TOTAL POPULATION



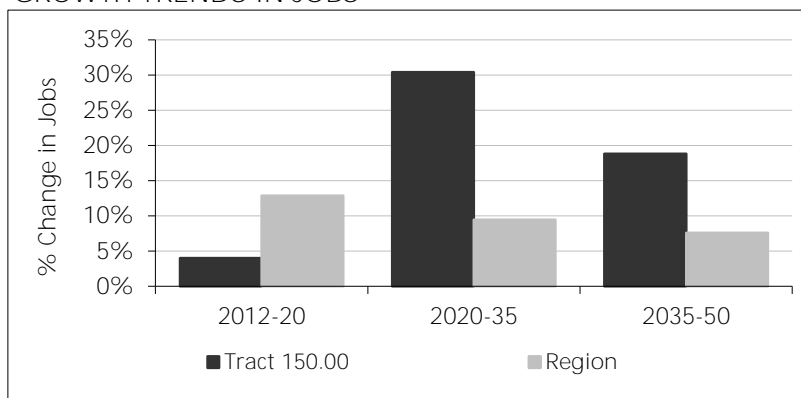
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,769	8,883	10,309	11,636	2,867	33%
Civilian Jobs	8,769	8,883	10,309	11,636	2,867	33%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	770	770	770	770	0	0%
Developed Acres	755	757	767	769	15	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	253	253	259	259	6	3%
Multiple Family	53	53	53	54	1	3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	40	59	59	--
Industrial	14	6	6	6	-9	-60%
Commercial/Services	164	167	130	112	-52	-32%
Office	9	9	9	9	0	0%
Schools	25	25	25	25	0	0%
Roads and Freeways	220	228	228	228	9	4%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	0	0%
Vacant Developable Acres	15	12	2	0	-15	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	0	0	-6	-96%
Multiple Family	2	1	1	0	-1	-88%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	7	4	1	0	-7	-100%
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	0	0	0	0	0	0%
Employment Density ³	41.2	42.9	54.2	64.0	22.8	55%
Residential Density ⁴	9.0	9.2	10.7	12.5	3.5	39%

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