

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 9

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,249	5,427	5,436	7,445	2,196	42%
Household Population	5,245	5,427	5,436	7,445	2,200	42%
Group Quarters Population	4	0	0	0	-4	-100%
Civilian	4	0	0	0	-4	-100%
Military	0	0	0	0	0	0%
Total Housing Units	3,193	3,228	3,228	4,280	1,087	34%
Single Family	644	644	644	231	-413	-64%
Multiple Family	2,549	2,584	2,584	4,049	1,500	59%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,025	3,024	3,021	4,127	1,102	36%
Single Family	595	581	593	209	-386	-65%
Multiple Family	2,430	2,443	2,428	3,918	1,488	61%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.3%	6.3%	6.4%	3.6%	-1.7	-32%
Single Family	7.6%	9.8%	7.9%	9.5%	1.9	25%
Multiple Family	4.7%	5.5%	6.0%	3.2%	-1.5	-32%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.73	1.79	1.80	1.80	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	712	338	303	363	-349	-49%
\$15,000-\$29,999	503	514	428	564	61	12%
\$30,000-\$44,999	446	406	340	493	47	11%
\$45,000-\$59,999	390	391	477	515	125	32%
\$60,000-\$74,999	265	412	342	462	197	74%
\$75,000-\$99,999	300	383	387	646	346	115%
\$100,000-\$124,999	180	258	301	404	224	124%
\$125,000-\$149,999	107	88	172	258	151	141%
\$150,000-\$199,999	93	127	132	193	100	108%
\$200,000 or more	29	107	139	229	200	690%
Total Households	3,025	3,024	3,021	4,127	1,102	36%
Median Household Income						
Adjusted for inflation (\$2010)	\$40,006	\$54,744	\$58,821	\$64,172	\$24,166	60%

*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.

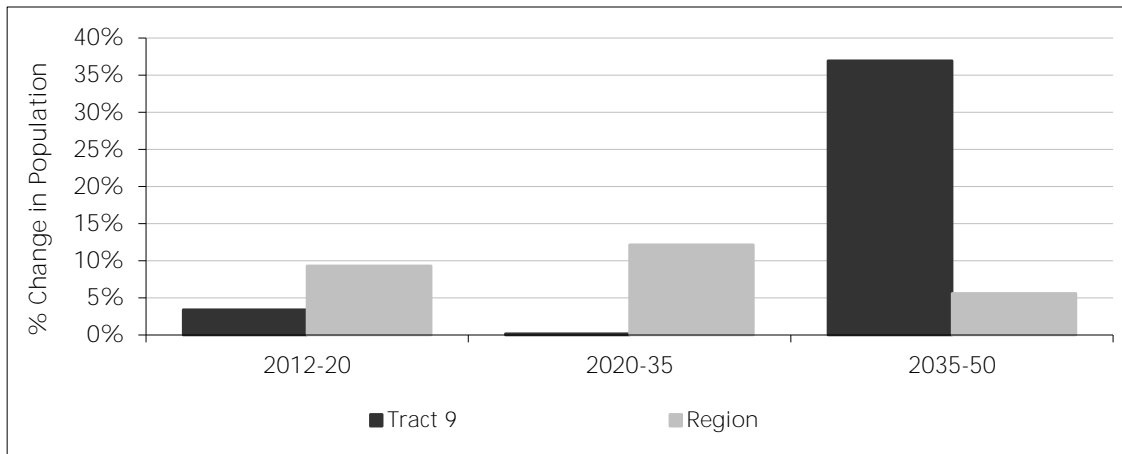
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,249	5,427	5,436	7,445	2,196	42%
Under 5	293	336	322	439	146	50%
5 to 9	149	161	168	233	84	56%
10 to 14	155	151	167	250	95	61%
15 to 17	95	87	92	127	32	34%
18 to 19	54	47	59	82	28	52%
20 to 24	275	271	252	339	64	23%
25 to 29	745	750	609	817	72	10%
30 to 34	845	826	705	993	148	18%
35 to 39	549	603	564	717	168	31%
40 to 44	429	384	433	497	68	16%
45 to 49	361	314	321	417	56	16%
50 to 54	264	231	239	345	81	31%
55 to 59	217	237	203	350	133	61%
60 to 61	82	95	74	112	30	37%
62 to 64	138	167	146	221	83	60%
65 to 69	153	212	215	314	161	105%
70 to 74	143	226	291	357	214	150%
75 to 79	108	137	237	278	170	157%
80 to 84	110	105	204	275	165	150%
85 and over	84	87	135	282	198	236%
Median Age	35.1	35.7	38.0	38.1	3.0	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,249	5,427	5,436	7,445	2,196	42%
Hispanic	1,641	1,982	2,425	3,746	2,105	128%
Non-Hispanic	3,608	3,445	3,011	3,699	91	3%
White	2,670	2,482	2,027	2,354	-316	-12%
Black	368	360	275	282	-86	-23%
American Indian	19	16	13	14	-5	-26%
Asian	324	345	413	618	294	91%
Hawaiian / Pacific Islander	26	32	44	75	49	188%
Other	8	7	7	9	1	13%
Two or More Races	193	203	232	347	154	80%

GROWTH TRENDS IN TOTAL POPULATION



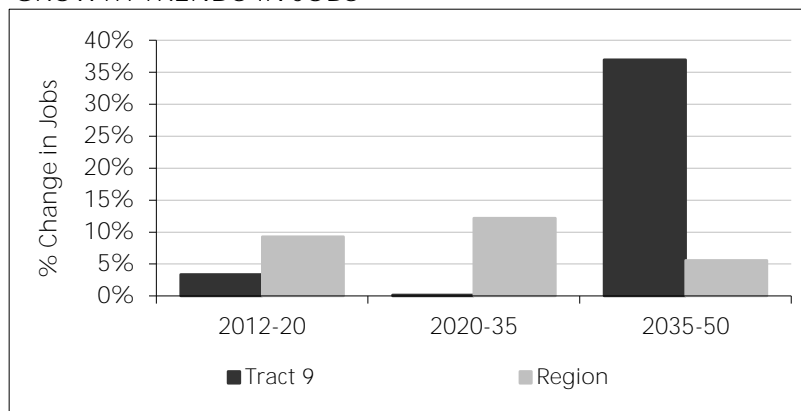
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	859	859	859	1,334	475	55%
Civilian Jobs	859	859	859	1,334	475	55%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	147	147	147	147	0	0%
Developed Acres	144	145	145	146	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	33	33	33	11	-23	-68%
Multiple Family	45	46	46	68	23	51%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	1	14	14	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	14	13	13	4	-11	-75%
Office	1	1	1	0	-1	-100%
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	0	0	0	0	0	0%
Vacant Developable Acres	2	2	2	1	-2	-76%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	2	2	2	0	-1	-77%
Mixed Use	1	1	1	0	0	-74%
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	0	0	0	0	0	0%
Employment Density ³	56.0	56.9	56.9	125.3	69.3	124%
Residential Density ⁴	40.8	40.7	40.7	50.0	9.2	23%

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