

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 128

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,957	4,480	5,248	5,136	1,179	30%
Household Population	3,946	4,478	5,244	5,132	1,186	30%
Group Quarters Population	11	2	4	4	-7	-64%
Civilian	11	2	4	4	-7	-64%
Military	0	0	0	0	0	0%
Total Housing Units	1,423	1,587	1,823	1,826	403	28%
Single Family	932	913	907	909	-23	-2%
Multiple Family	491	674	916	917	426	87%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,388	1,548	1,782	1,744	356	26%
Single Family	913	893	892	886	-27	-3%
Multiple Family	475	655	890	858	383	81%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.5%	2.5%	2.2%	4.5%	2.0	80%
Single Family	2.0%	2.2%	1.7%	2.5%	0.5	25%
Multiple Family	3.3%	2.8%	2.8%	6.4%	3.1	94%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.84	2.89	2.94	2.94	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	188	195	194	162	-26	-14%
\$15,000-\$29,999	264	236	249	224	-40	-15%
\$30,000-\$44,999	208	249	275	270	62	30%
\$45,000-\$59,999	197	157	252	219	22	11%
\$60,000-\$74,999	204	181	184	133	-71	-35%
\$75,000-\$99,999	179	167	188	253	74	41%
\$100,000-\$124,999	69	148	173	157	88	128%
\$125,000-\$149,999	36	89	106	120	84	233%
\$150,000-\$199,999	41	58	82	114	73	178%
\$200,000 or more	2	68	79	92	90	4500%
Total Households	1,388	1,548	1,782	1,744	356	26%

*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.

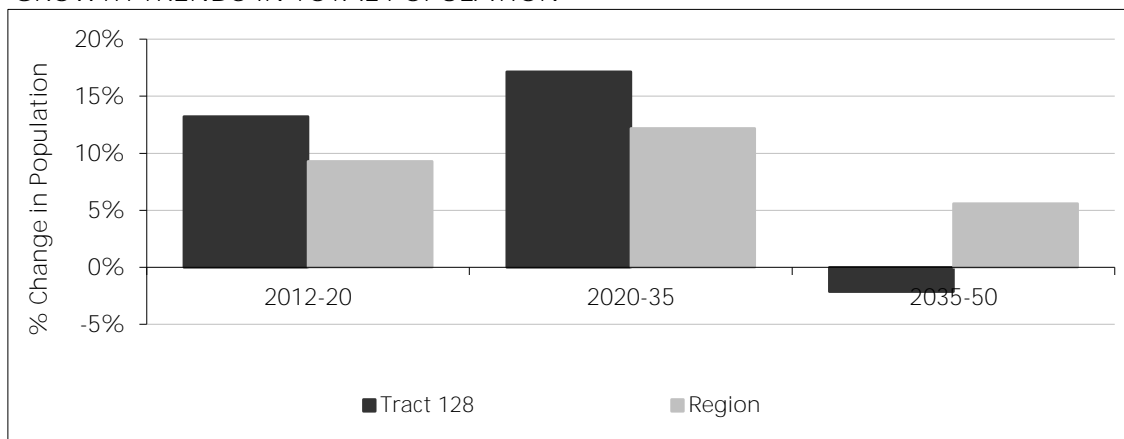
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,957	4,480	5,248	5,136	1,179	30%
Under 5	232	293	295	262	30	13%
5 to 9	263	289	319	286	23	9%
10 to 14	281	287	313	294	13	5%
15 to 17	188	176	194	192	4	2%
18 to 19	136	112	118	104	-32	-24%
20 to 24	320	343	328	308	-12	-4%
25 to 29	237	278	256	236	-1	0%
30 to 34	240	270	302	275	35	15%
35 to 39	254	288	360	296	42	17%
40 to 44	276	272	365	304	28	10%
45 to 49	252	256	300	294	42	17%
50 to 54	283	298	324	341	58	20%
55 to 59	228	279	261	325	97	43%
60 to 61	80	106	95	100	20	25%
62 to 64	101	136	136	142	41	41%
65 to 69	152	231	283	293	141	93%
70 to 74	105	176	274	256	151	144%
75 to 79	124	166	323	306	182	147%
80 to 84	107	113	230	260	153	143%
85 and over	98	111	172	262	164	167%
Median Age	36.6	38.3	41.9	45.2	8.6	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,957	4,480	5,248	5,136	1,179	30%
Hispanic	2,488	2,989	3,732	3,816	1,328	53%
Non-Hispanic	1,469	1,491	1,516	1,320	-149	-10%
White	1,127	1,117	1,048	835	-292	-26%
Black	81	87	87	72	-9	-11%
American Indian	11	10	8	8	-3	-27%
Asian	167	189	268	292	125	75%
Hawaiian / Pacific Islander	17	17	16	16	-1	-6%
Other	15	12	11	11	-4	-27%
Two or More Races	51	59	78	86	35	69%

GROWTH TRENDS IN TOTAL POPULATION



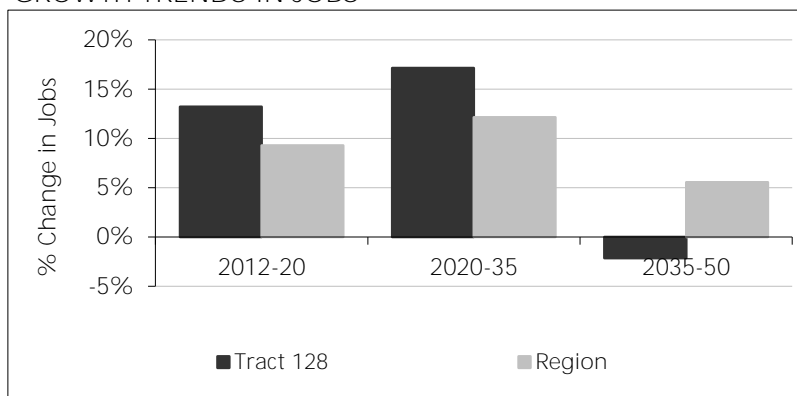
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	464	700	700	700	236	51%
Civilian Jobs	464	700	700	700	236	51%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	258	258	258	258	0	0%
Developed Acres	254	257	257	258	4	1%
Low Density Single Family	4	4	4	4	0	0%
Single Family	159	157	156	156	-3	-2%
Multiple Family	16	16	17	17	1	9%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	11	11	11	11	--
Industrial	0	0	0	0	0	0%
Commercial/Services	11	6	6	6	-5	-44%
Office	3	2	2	2	-2	-47%
Schools	0	0	0	0	0	0%
Roads and Freeways	61	61	61	61	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	299%
Vacant Developable Acres	1	1	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
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	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	31.9	50.9	50.9	50.9	19.0	60%
Residential Density ⁴	8.0	8.7	10.0	10.0	2.0	25%

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