

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 133.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,760	3,771	3,787	4,101	341	9%
Household Population	3,740	3,756	3,756	4,058	318	9%
Group Quarters Population	20	15	31	43	23	115%
Civilian	20	15	31	43	23	115%
Military	0	0	0	0	0	0%
Total Housing Units	984	984	990	1,089	105	11%
Single Family	859	859	859	865	6	1%
Multiple Family	125	125	131	224	99	79%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	957	952	957	1,046	89	9%
Single Family	835	833	833	836	1	0%
Multiple Family	122	119	124	210	88	72%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.7%	3.3%	3.3%	3.9%	1.2	44%
Single Family	2.8%	3.0%	3.0%	3.4%	0.6	21%
Multiple Family	2.4%	4.8%	5.3%	6.3%	3.9	163%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.91	3.95	3.92	3.88	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	24	52	44	45	21	88%
\$15,000-\$29,999	66	100	86	67	1	2%
\$30,000-\$44,999	176	123	101	107	-69	-39%
\$45,000-\$59,999	146	106	109	104	-42	-29%
\$60,000-\$74,999	161	137	116	110	-51	-32%
\$75,000-\$99,999	218	162	177	174	-44	-20%
\$100,000-\$124,999	98	101	100	145	47	48%
\$125,000-\$149,999	38	74	87	107	69	182%
\$150,000-\$199,999	25	65	84	113	88	352%
\$200,000 or more	5	32	53	74	69	1380%
Total Households	957	952	957	1,046	89	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$66,196	\$70,401	\$78,178	\$87,931	\$21,735	33%

*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.

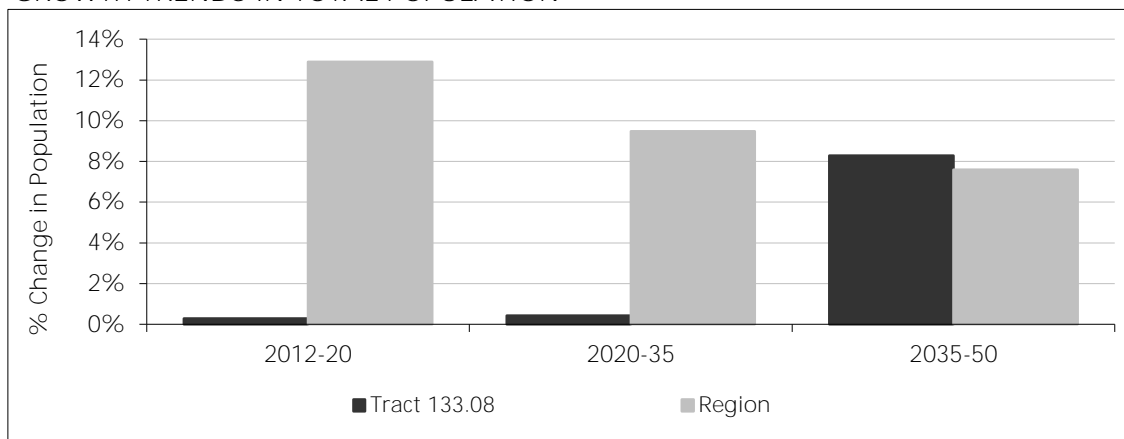
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,760	3,771	3,787	4,101	341	9%
Under 5	332	359	307	294	-38	-11%
5 to 9	276	257	246	236	-40	-14%
10 to 14	282	247	226	233	-49	-17%
15 to 17	173	141	127	134	-39	-23%
18 to 19	170	128	110	116	-54	-32%
20 to 24	345	331	267	288	-57	-17%
25 to 29	283	301	240	244	-39	-14%
30 to 34	250	244	245	228	-22	-9%
35 to 39	223	218	236	209	-14	-6%
40 to 44	252	219	274	245	-7	-3%
45 to 49	240	221	225	250	10	4%
50 to 54	258	266	250	321	63	24%
55 to 59	196	228	203	283	87	44%
60 to 61	75	96	93	108	33	44%
62 to 64	65	86	92	114	49	75%
65 to 69	107	147	180	202	95	89%
70 to 74	78	111	180	185	107	137%
75 to 79	49	56	104	109	60	122%
80 to 84	44	42	75	101	57	130%
85 and over	62	73	107	201	139	224%
Median Age	30.4	32.5	37.7	41.4	11.0	36%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,760	3,771	3,787	4,101	341	9%
Hispanic	3,107	3,184	3,265	3,589	482	16%
Non-Hispanic	653	587	522	512	-141	-22%
White	332	281	217	186	-146	-44%
Black	127	118	94	82	-45	-35%
American Indian	1	1	1	1	0	0%
Asian	120	117	136	161	41	34%
Hawaiian / Pacific Islander	15	14	13	13	-2	-13%
Other	1	1	1	1	0	0%
Two or More Races	57	55	60	68	11	19%

GROWTH TRENDS IN TOTAL POPULATION



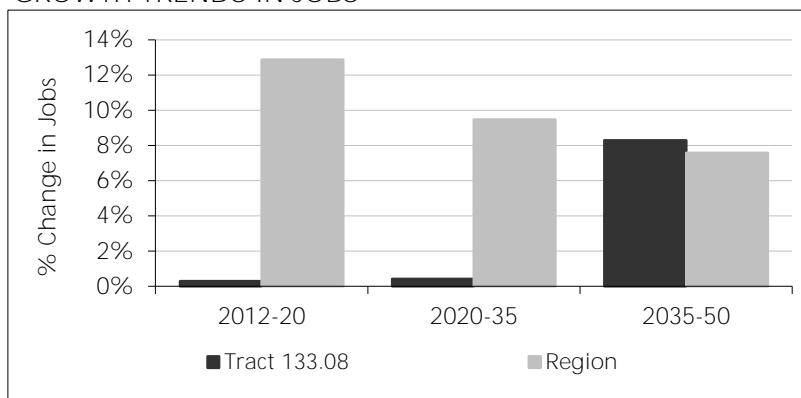
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	898	1,424	1,426	1,487	589	66%
Civilian Jobs	898	1,424	1,426	1,487	589	66%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	411	411	411	411	0	0%
Developed Acres	342	375	375	380	38	11%
Low Density Single Family	0	0	0	0	0	0%
Single Family	75	75	75	76	1	2%
Multiple Family	8	8	8	12	4	51%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	59	91	91	91	32	54%
Commercial/Services	13	14	14	13	0	3%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	57	57	57	57	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	130	130	130	130	0	0%
Vacant Developable Acres	39	7	7	1	-38	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	1	-1	-44%
Multiple Family	4	4	4	0	-4	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	32	0	0	0	-32	-100%
Commercial/Services	1	0	0	0	-1	-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	29	29	29	29	0	0%
Employment Density ³	12.5	13.6	13.7	14.2	1.8	14%
Residential Density ⁴	11.8	11.8	11.9	12.3	0.5	4%

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