

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 126

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,124	5,139	4,939	6,268	1,144	22%
Household Population	5,117	5,134	4,930	6,256	1,139	22%
Group Quarters Population	7	5	9	12	5	71%
Civilian	7	5	9	12	5	71%
Military	0	0	0	0	0	0%
Total Housing Units	1,740	1,740	1,645	1,899	159	9%
Single Family	1,106	1,106	1,023	975	-131	-12%
Multiple Family	478	478	466	924	446	93%
Mobile Homes	156	156	156	0	-156	-100%
Occupied Housing Units	1,570	1,549	1,452	1,848	278	18%
Single Family	1,083	1,079	1,000	963	-120	-11%
Multiple Family	386	373	356	885	499	129%
Mobile Homes	101	97	96	0	-101	-100%
Vacancy Rate	9.8%	11.0%	11.7%	2.7%	-7.1	-72%
Single Family	2.1%	2.4%	2.2%	1.2%	-0.9	-43%
Multiple Family	19.2%	22.0%	23.6%	4.2%	-15.0	-78%
Mobile Homes	35.3%	37.8%	38.5%	0.0%	-35.3	-100%
Persons per Household	3.26	3.31	3.40	3.39	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	189	220	183	200	11	6%
\$15,000-\$29,999	288	311	280	333	45	16%
\$30,000-\$44,999	354	280	244	294	-60	-17%
\$45,000-\$59,999	256	280	232	285	29	11%
\$60,000-\$74,999	153	162	156	225	72	47%
\$75,000-\$99,999	215	145	175	236	21	10%
\$100,000-\$124,999	72	64	79	125	53	74%
\$125,000-\$149,999	27	44	44	55	28	104%
\$150,000-\$199,999	15	33	46	79	64	427%
\$200,000 or more	1	10	13	16	15	1500%
Total Households	1,570	1,549	1,452	1,848	278	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.

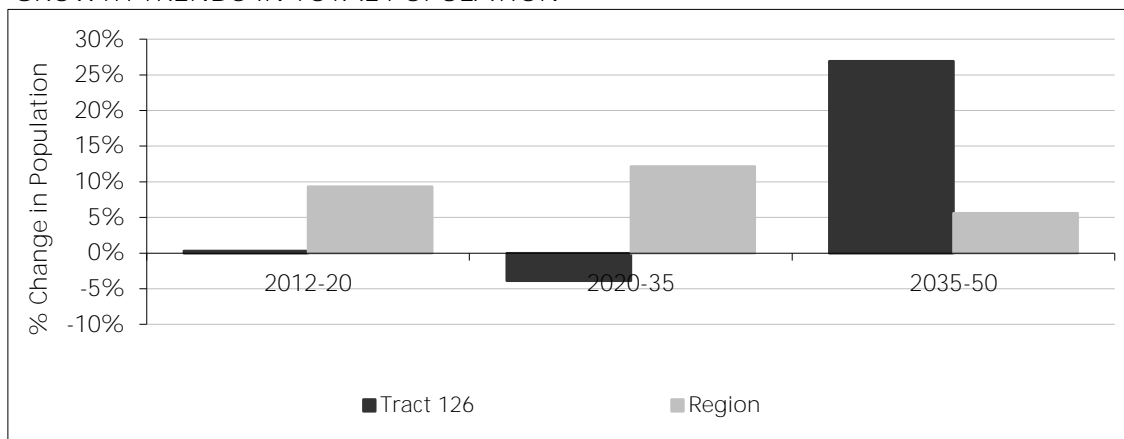
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,124	5,139	4,939	6,268	1,144	22%
Under 5	336	371	305	340	4	1%
5 to 9	366	346	309	352	-14	-4%
10 to 14	428	383	336	410	-18	-4%
15 to 17	263	213	186	236	-27	-10%
18 to 19	214	161	136	165	-49	-23%
20 to 24	408	395	307	380	-28	-7%
25 to 29	370	403	321	386	16	4%
30 to 34	352	340	314	348	-4	-1%
35 to 39	306	300	313	320	14	5%
40 to 44	346	293	334	345	-1	0%
45 to 49	360	325	308	388	28	8%
50 to 54	329	330	296	430	101	31%
55 to 59	275	312	263	431	156	57%
60 to 61	91	116	106	154	63	69%
62 to 64	140	176	158	207	67	48%
65 to 69	168	227	248	324	156	93%
70 to 74	121	173	228	269	148	122%
75 to 79	107	126	229	321	214	200%
80 to 84	86	83	145	243	157	183%
85 and over	58	66	97	219	161	278%
Median Age	32.5	34.4	39.1	42.9	10.4	32%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,124	5,139	4,939	6,268	1,144	22%
Hispanic	3,926	4,071	4,041	5,246	1,320	34%
Non-Hispanic	1,198	1,068	898	1,022	-176	-15%
White	744	638	478	483	-261	-35%
Black	128	118	89	92	-36	-28%
American Indian	21	15	10	11	-10	-48%
Asian	180	177	199	273	93	52%
Hawaiian / Pacific Islander	22	21	19	24	2	9%
Other	10	8	7	9	-1	-10%
Two or More Races	93	91	96	130	37	40%

GROWTH TRENDS IN TOTAL POPULATION



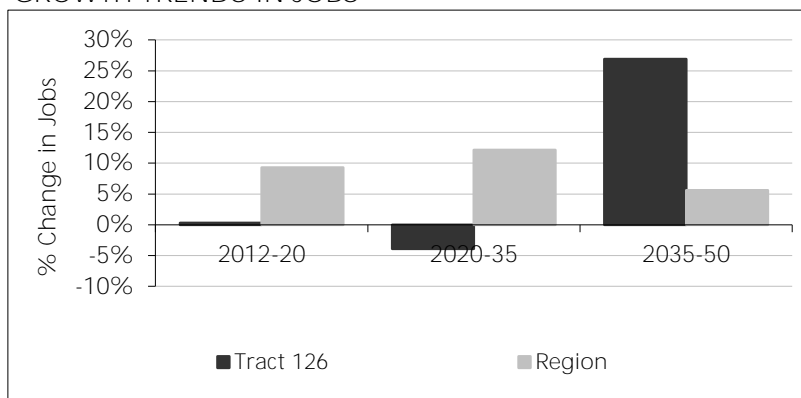
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,979	6,926	8,823	11,312	6,333	127%
Civilian Jobs	4,979	6,926	8,823	11,312	6,333	127%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,121	2,121	2,121	2,121	0	0%
Developed Acres	701	745	776	813	112	16%
Low Density Single Family	0	0	0	0	0	0%
Single Family	111	111	103	97	-15	-13%
Multiple Family	12	12	12	13	1	9%
Mobile Homes	6	6	6	0	-6	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	8	37	37	--
Industrial	201	224	255	284	82	41%
Commercial/Services	93	93	94	81	-13	-14%
Office	8	8	8	8	0	0%
Schools	7	7	7	7	0	0%
Roads and Freeways	144	166	166	166	22	15%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	117	117	117	122	5	4%
Vacant Developable Acres	144	100	69	32	-112	-78%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	18	18	18	18	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	112	68	37	8	-104	-93%
Commercial/Services	10	10	10	6	-4	-38%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	5	5	5	0	-5	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,276	1,276	1,276	1,276	0	0%
Employment Density ³	16.0	20.8	24.0	28.4	12.4	77%
Residential Density ⁴	13.5	13.5	13.1	14.9	1.4	11%

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