

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 134.14

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,288	7,413	7,410	7,322	34	0%
Household Population	7,285	7,413	7,410	7,322	37	1%
Group Quarters Population	3	0	0	0	-3	-100%
Civilian	3	0	0	0	-3	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,223	2,225	2,225	2,225	2	0%
Single Family	1,943	1,945	1,945	1,945	2	0%
Multiple Family	280	280	280	280	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,199	2,194	2,189	2,175	-24	-1%
Single Family	1,919	1,914	1,909	1,898	-21	-1%
Multiple Family	280	280	280	277	-3	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.1%	1.4%	1.6%	2.2%	1.1	100%
Single Family	1.2%	1.6%	1.9%	2.4%	1.2	100%
Multiple Family	0.0%	0.0%	0.0%	1.1%	1.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.31	3.38	3.39	3.37	0.1	2%

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	56	73	68	55	-1	-2%
\$15,000-\$29,999	82	133	100	76	-6	-7%
\$30,000-\$44,999	137	204	165	145	8	6%
\$45,000-\$59,999	338	233	226	193	-145	-43%
\$60,000-\$74,999	249	233	187	195	-54	-22%
\$75,000-\$99,999	330	377	381	323	-7	-2%
\$100,000-\$124,999	411	308	320	328	-83	-20%
\$125,000-\$149,999	181	215	196	237	56	31%
\$150,000-\$199,999	304	239	313	300	-4	-1%
\$200,000 or more	111	179	233	323	212	191%
Total Households	2,199	2,194	2,189	2,175	-24	-1%

*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.

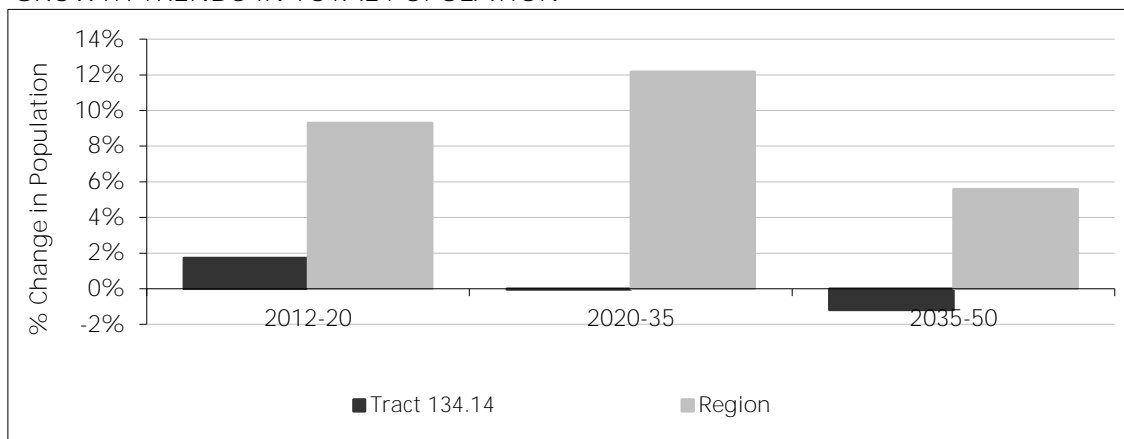
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,288	7,413	7,410	7,322	34	0%
Under 5	366	383	323	282	-84	-23%
5 to 9	458	438	405	366	-92	-20%
10 to 14	569	498	472	446	-123	-22%
15 to 17	412	340	320	311	-101	-25%
18 to 19	276	200	183	177	-99	-36%
20 to 24	513	489	406	391	-122	-24%
25 to 29	407	428	350	320	-87	-21%
30 to 34	358	327	293	265	-93	-26%
35 to 39	421	403	397	334	-87	-21%
40 to 44	586	503	570	480	-106	-18%
45 to 49	567	524	535	527	-40	-7%
50 to 54	608	616	606	661	53	9%
55 to 59	548	625	538	656	108	20%
60 to 61	164	221	213	255	91	55%
62 to 64	232	299	277	276	44	19%
65 to 69	316	461	496	494	178	56%
70 to 74	183	290	390	352	169	92%
75 to 79	124	159	287	283	159	128%
80 to 84	100	106	197	224	124	124%
85 and over	80	103	152	222	142	178%
Median Age	38.4	42.0	44.9	47.7	9.3	24%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,288	7,413	7,410	7,322	34	0%
Hispanic	3,786	4,173	4,506	4,816	1,030	27%
Non-Hispanic	3,502	3,240	2,904	2,506	-996	-28%
White	1,690	1,489	924	378	-1,312	-78%
Black	211	216	240	266	55	26%
American Indian	13	19	28	30	17	131%
Asian	1,289	1,188	1,276	1,304	15	1%
Hawaiian / Pacific Islander	34	44	67	90	56	165%
Other	20	32	50	55	35	175%
Two or More Races	245	252	319	383	138	56%

GROWTH TRENDS IN TOTAL POPULATION



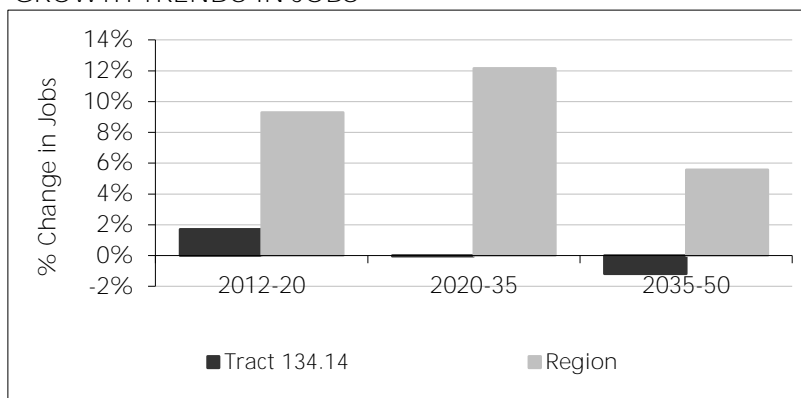
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	612	612	612	612	0	0%
Civilian Jobs	612	612	612	612	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	701	701	701	701	0	0%
Developed Acres	649	649	649	649	0	0%
Low Density Single Family	2	2	2	2	0	0%
Single Family	282	282	282	282	0	0%
Multiple Family	18	18	18	18	0	0%
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	6	6	6	6	0	0%
Commercial/Services	4	4	4	4	0	0%
Office	0	0	0	0	0	0%
Schools	46	46	46	46	0	0%
Roads and Freeways	132	132	132	132	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	157	157	157	157	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
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	52	52	52	52	0	0%
Employment Density ³	10.7	10.7	10.7	10.7	--	#VALUE!
Residential Density ⁴	7.3	7.3	7.3	7.3	0.0	0%

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