

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 133.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,211	5,295	5,284	5,270	59	1%
Household Population	5,196	5,284	5,264	5,241	45	1%
Group Quarters Population	15	11	20	29	14	93%
Civilian	15	11	20	29	14	93%
Military	0	0	0	0	0	0%
Total Housing Units	1,537	1,538	1,538	1,541	4	0%
Single Family	1,395	1,396	1,396	1,399	4	0%
Multiple Family	142	142	142	142	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,490	1,490	1,485	1,483	-7	0%
Single Family	1,348	1,348	1,349	1,349	1	0%
Multiple Family	142	142	136	134	-8	-6%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.1%	3.4%	3.8%	0.7	23%
Single Family	3.4%	3.4%	3.4%	3.6%	0.2	6%
Multiple Family	0.0%	0.0%	4.2%	5.6%	5.6	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.49	3.55	3.54	3.53	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	124	53	50	10	-114	-92%
\$15,000-\$29,999	166	109	78	92	-74	-45%
\$30,000-\$44,999	162	160	141	104	-58	-36%
\$45,000-\$59,999	205	160	159	152	-53	-26%
\$60,000-\$74,999	151	158	97	136	-15	-10%
\$75,000-\$99,999	231	262	265	246	15	6%
\$100,000-\$124,999	153	214	260	218	65	42%
\$125,000-\$149,999	105	148	156	152	47	45%
\$150,000-\$199,999	114	132	160	217	103	90%
\$200,000 or more	79	94	119	156	77	97%
Total Households	1,490	1,490	1,485	1,483	-7	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,742	\$85,019	\$95,519	\$100,172	\$31,430	46%

*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.

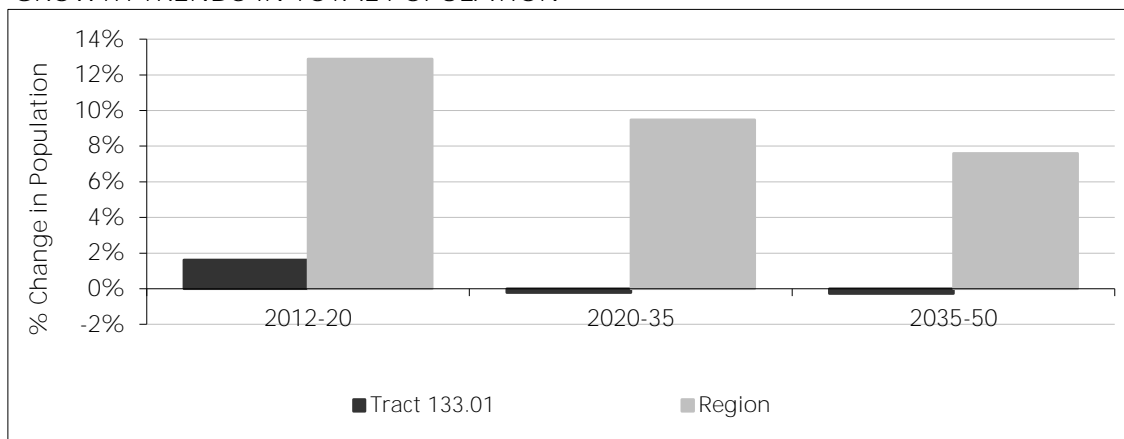
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,211	5,295	5,284	5,270	59	1%
Under 5	318	360	309	275	-43	-14%
5 to 9	288	284	273	245	-43	-15%
10 to 14	337	305	280	264	-73	-22%
15 to 17	263	215	199	190	-73	-28%
18 to 19	177	137	120	115	-62	-35%
20 to 24	417	404	328	311	-106	-25%
25 to 29	369	400	323	299	-70	-19%
30 to 34	292	289	275	244	-48	-16%
35 to 39	298	304	325	265	-33	-11%
40 to 44	340	299	348	285	-55	-16%
45 to 49	390	355	358	363	-27	-7%
50 to 54	426	400	376	416	-10	-2%
55 to 59	347	389	332	432	85	24%
60 to 61	118	147	138	160	42	36%
62 to 64	132	166	161	177	45	34%
65 to 69	154	210	231	236	82	53%
70 to 74	149	218	261	228	79	53%
75 to 79	127	150	247	243	116	91%
80 to 84	125	117	204	220	95	76%
85 and over	144	146	196	302	158	110%
Median Age	37.4	39.2	43.0	47.0	9.6	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,211	5,295	5,284	5,270	59	1%
Hispanic	3,354	3,600	3,815	3,965	611	18%
Non-Hispanic	1,857	1,695	1,469	1,305	-552	-30%
White	1,372	1,215	965	781	-591	-43%
Black	109	105	86	71	-38	-35%
American Indian	10	7	7	6	-4	-40%
Asian	159	162	194	214	55	35%
Hawaiian / Pacific Islander	58	55	48	47	-11	-19%
Other	3	3	3	3	0	0%
Two or More Races	146	148	166	183	37	25%

GROWTH TRENDS IN TOTAL POPULATION



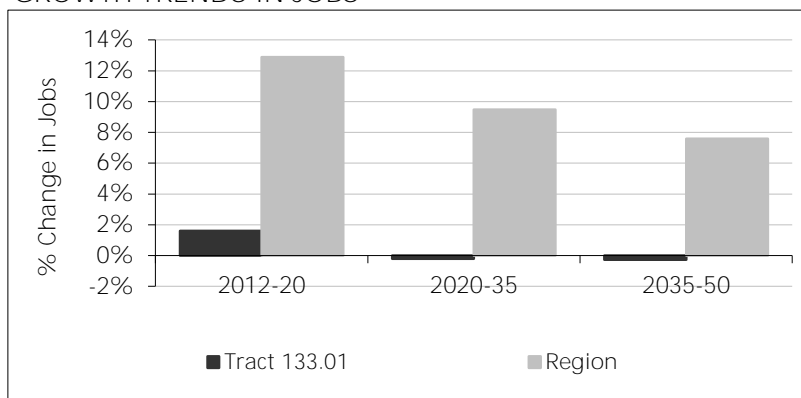
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	244	246	246	246	2	1%
Civilian Jobs	244	246	246	246	2	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	439	439	439	439	0	0%
Developed Acres	438	438	438	439	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	276	276	276	277	1	0%
Multiple Family	7	7	7	7	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	0	0	0	0	0	0%
Commercial/Services	2	2	2	2	0	0%
Office	0	0	0	0	0	0%
Schools	18	18	18	18	0	0%
Roads and Freeways	134	134	134	134	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	0	-1	-69%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	0	-1	-69%
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	0	0	0	0	0	0%
Employment Density ³	11.7	11.8	11.8	11.8	--	#VALUE!
Residential Density ⁴	5.4	5.4	5.4	5.4	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