

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 132.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,427	2,471	2,472	5,522	3,095	128%
Household Population	2,427	2,471	2,472	5,522	3,095	128%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	689	697	697	1,539	850	123%
Single Family	185	193	193	117	-68	-37%
Multiple Family	293	293	293	1,280	987	337%
Mobile Homes	211	211	211	142	-69	-33%
Occupied Housing Units	660	663	662	1,476	816	124%
Single Family	187	189	192	110	-77	-41%
Multiple Family	268	267	265	1,229	961	359%
Mobile Homes	205	207	205	137	-68	-33%
Vacancy Rate	4.2%	4.9%	5.0%	4.1%	-0.1	-2%
Single Family	-1.1%	2.1%	0.5%	6.0%	7.1	-645%
Multiple Family	8.5%	8.9%	9.6%	4.0%	-4.5	-53%
Mobile Homes	2.8%	1.9%	2.8%	3.5%	0.7	25%
Persons per Household	3.68	3.73	3.73	3.74	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	64	89	78	164	100	156%
\$15,000-\$29,999	191	155	131	294	103	54%
\$30,000-\$44,999	147	150	141	329	182	124%
\$45,000-\$59,999	153	87	112	223	70	46%
\$60,000-\$74,999	48	76	84	147	99	206%
\$75,000-\$99,999	39	63	54	170	131	336%
\$100,000-\$124,999	17	36	45	71	54	318%
\$125,000-\$149,999	1	2	11	63	62	6200%
\$150,000-\$199,999	0	5	4	9	9	0%
\$200,000 or more	0	0	2	6	6	0%
Total Households	660	663	662	1,476	816	124%
Median Household Income						
Adjusted for inflation (\$2010)	\$37,653	\$38,750	\$42,979	\$42,766	\$5,113	14%

*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.

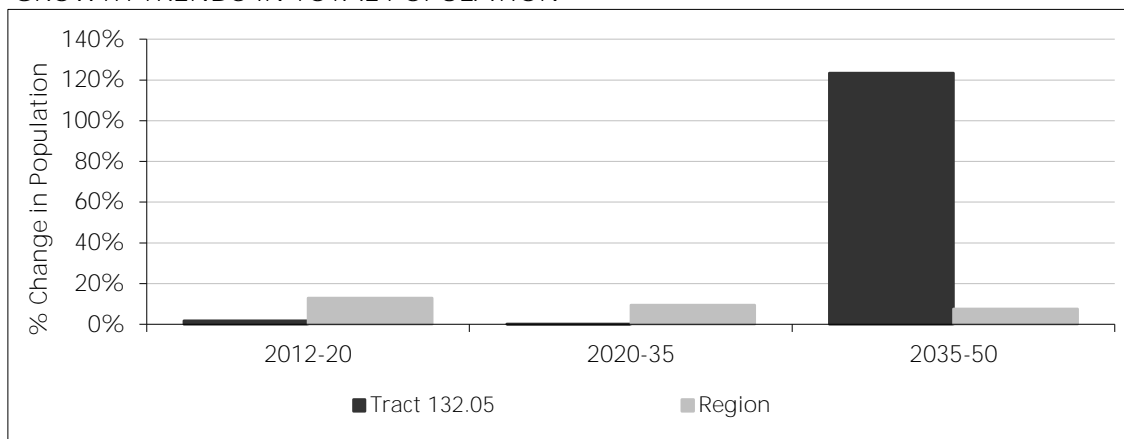
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,427	2,471	2,472	5,522	3,095	128%
Under 5	210	235	198	377	167	80%
5 to 9	199	191	181	351	152	76%
10 to 14	217	197	181	379	162	75%
15 to 17	137	112	101	216	79	58%
18 to 19	99	77	63	136	37	37%
20 to 24	213	216	166	367	154	72%
25 to 29	164	183	148	304	140	85%
30 to 34	148	146	144	283	135	91%
35 to 39	149	145	158	284	135	91%
40 to 44	190	163	200	361	171	90%
45 to 49	155	145	147	336	181	117%
50 to 54	128	127	117	294	166	130%
55 to 59	133	163	142	419	286	215%
60 to 61	36	50	52	129	93	258%
62 to 64	43	58	63	147	104	242%
65 to 69	48	70	87	204	156	325%
70 to 74	37	52	87	191	154	416%
75 to 79	43	50	90	224	181	421%
80 to 84	38	39	74	225	187	492%
85 and over	40	52	73	295	255	638%
Median Age	29.2	30.8	36.7	40.9	11.7	40%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,427	2,471	2,472	5,522	3,095	128%
Hispanic	2,098	2,175	2,211	5,003	2,905	138%
Non-Hispanic	329	296	261	519	190	58%
White	182	155	119	210	28	15%
Black	66	62	51	91	25	38%
American Indian	0	0	0	0	0	0%
Asian	54	53	63	156	102	189%
Hawaiian / Pacific Islander	3	3	3	6	3	100%
Other	5	4	4	8	3	60%
Two or More Races	19	19	21	48	29	153%

GROWTH TRENDS IN TOTAL POPULATION



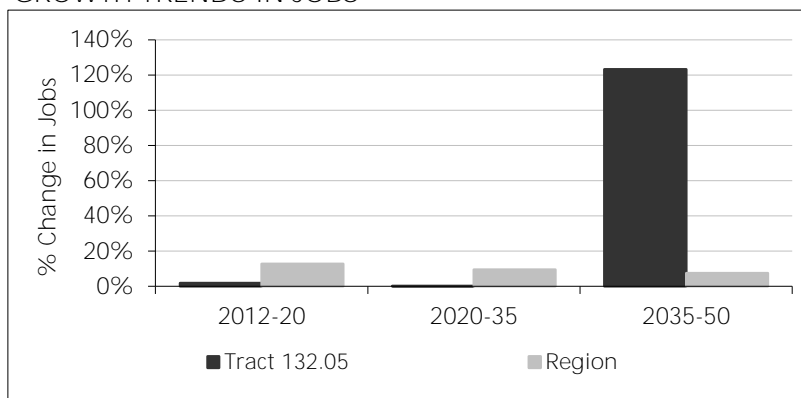
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,377	3,429	3,503	4,066	689	20%
Civilian Jobs	3,377	3,429	3,503	4,066	689	20%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	449	449	449	449	0	0%
Developed Acres	390	392	392	406	16	4%
Low Density Single Family	1	1	1	1	0	0%
Single Family	36	36	36	10	-26	-72%
Multiple Family	14	14	14	37	22	156%
Mobile Homes	14	14	14	10	-4	-26%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	17	17	--
Industrial	169	159	159	166	-3	-2%
Commercial/Services	33	33	33	31	-3	-8%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	98	109	109	109	11	11%
Agricultural and Extractive ²	8	8	8	8	0	0%
Parks and Military Use	17	18	18	18	1	5%
Vacant Developable Acres	18	16	16	7	-11	-62%
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	14	13	13	4	-10	-71%
Commercial/Services	1	1	1	0	0	-67%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	3	3	3	3	-1	-24%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	41	41	41	41	0	0%
Employment Density ³	16.7	17.9	18.2	19.9	3.1	19%
Residential Density ⁴	10.7	10.8	10.8	23.4	12.7	118%

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