

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 137.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,367	2,366	2,488	2,539	172	7%
Household Population	2,367	2,366	2,488	2,539	172	7%
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	911	901	933	956	45	5%
Single Family	802	797	829	851	49	6%
Multiple Family	109	104	104	105	-4	-4%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	901	885	928	950	49	5%
Single Family	793	785	827	847	54	7%
Multiple Family	108	100	101	103	-5	-5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.1%	1.8%	0.5%	0.6%	-0.5	-45%
Single Family	1.1%	1.5%	0.2%	0.5%	-0.6	-55%
Multiple Family	0.9%	3.8%	2.9%	1.9%	1.0	111%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.63	2.67	2.68	2.67	0.0	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	31	48	35	32	1	3%
\$15,000-\$29,999	96	33	45	38	-58	-60%
\$30,000-\$44,999	126	61	64	52	-74	-59%
\$45,000-\$59,999	50	100	87	77	27	54%
\$60,000-\$74,999	63	110	55	67	4	6%
\$75,000-\$99,999	158	104	172	136	-22	-14%
\$100,000-\$124,999	111	119	93	116	5	5%
\$125,000-\$149,999	86	87	87	108	22	26%
\$150,000-\$199,999	47	101	128	129	82	174%
\$200,000 or more	133	122	162	195	62	47%
Total Households	901	885	928	950	49	5%
Median Household Income						
Adjusted for inflation (\$2010)	\$88,370	\$96,755	\$101,613	\$115,733	\$27,363	31%

*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.

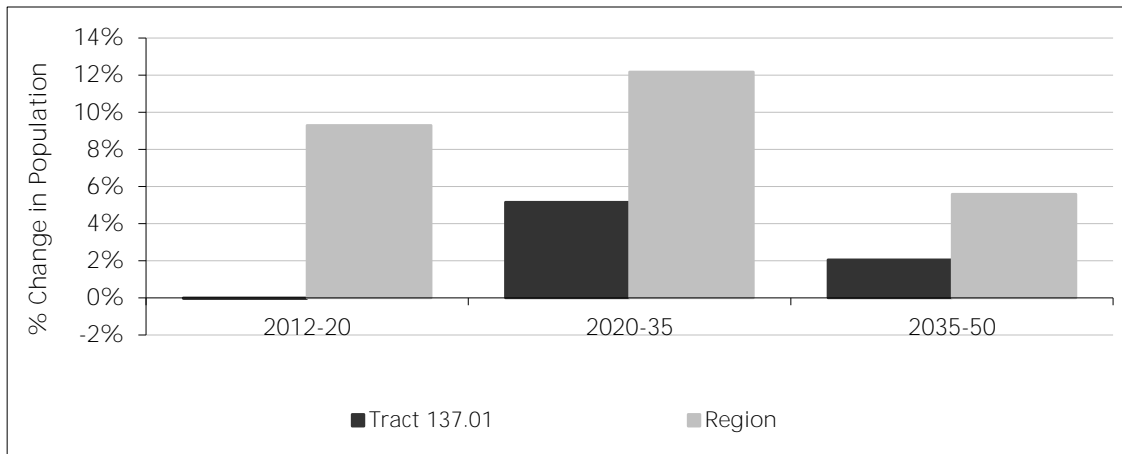
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,367	2,366	2,488	2,539	172	7%
Under 5	103	122	122	140	37	36%
5 to 9	134	138	126	138	4	3%
10 to 14	138	127	124	119	-19	-14%
15 to 17	84	72	76	86	2	2%
18 to 19	72	54	62	53	-19	-26%
20 to 24	127	111	112	108	-19	-15%
25 to 29	85	82	79	88	3	4%
30 to 34	112	109	112	132	20	18%
35 to 39	130	143	151	161	31	24%
40 to 44	138	121	132	116	-22	-16%
45 to 49	180	146	160	151	-29	-16%
50 to 54	186	149	150	146	-40	-22%
55 to 59	198	177	133	139	-59	-30%
60 to 61	74	85	59	63	-11	-15%
62 to 64	110	118	82	92	-18	-16%
65 to 69	159	205	197	220	61	38%
70 to 74	109	165	196	180	71	65%
75 to 79	103	128	228	217	114	111%
80 to 84	70	62	108	85	15	21%
85 and over	55	52	79	105	50	91%
Median Age	46.7	48.6	49.6	49.3	2.6	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,367	2,366	2,488	2,539	172	7%
Hispanic	408	509	769	1,095	687	168%
Non-Hispanic	1,959	1,857	1,719	1,444	-515	-26%
White	1,682	1,541	1,254	823	-859	-51%
Black	78	90	127	168	90	115%
American Indian	5	5	5	5	0	0%
Asian	105	123	200	276	171	163%
Hawaiian / Pacific Islander	18	19	24	30	12	67%
Other	5	5	5	7	2	40%
Two or More Races	66	74	104	135	69	105%

GROWTH TRENDS IN TOTAL POPULATION



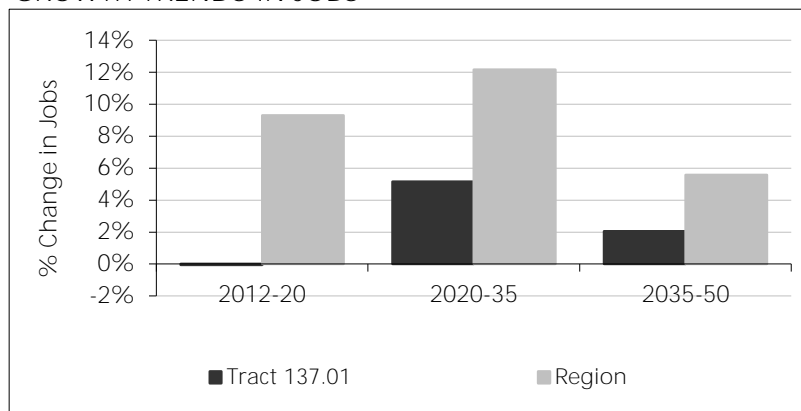
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	392	467	467	467	75	19%
Civilian Jobs	392	467	467	467	75	19%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	564	564	564	564	0	0%
Developed Acres	527	527	542	548	21	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	377	375	390	396	19	5%
Multiple Family	2	2	2	2	0	-9%
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	27	30	30	30	3	13%
Office	2	0	0	0	-2	-100%
Schools	46	46	46	46	0	0%
Roads and Freeways	74	74	74	74	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	28	28	13	7	-21	-75%
Low Density Single Family	0	0	0	0	0	0%
Single Family	28	28	13	7	-21	-75%
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	10	10	10	10	0	0%
Employment Density ³	5.3	6.1	6.1	6.1	0.9	16%
Residential Density ⁴	2.4	2.4	2.4	2.4	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 residential acre (single family, multiple