

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 134.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,241	4,298	4,325	4,279	38	1%
Household Population	4,226	4,290	4,316	4,270	44	1%
Group Quarters Population	15	8	9	9	-6	-40%
Civilian	15	8	9	9	-6	-40%
Military	0	0	0	0	0	0%
Total Housing Units	1,435	1,436	1,438	1,446	11	1%
Single Family	1,345	1,346	1,348	1,356	11	1%
Multiple Family	90	90	90	90	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,408	1,408	1,418	1,410	2	0%
Single Family	1,330	1,325	1,333	1,325	-5	0%
Multiple Family	78	83	85	85	7	9%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.9%	1.9%	1.4%	2.5%	0.6	32%
Single Family	1.1%	1.6%	1.1%	2.3%	1.2	109%
Multiple Family	13.3%	7.8%	5.6%	5.6%	-7.7	-58%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.00	3.05	3.04	3.03	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	41	122	100	70	29	71%
\$15,000-\$29,999	70	175	160	140	70	100%
\$30,000-\$44,999	61	164	157	145	84	138%
\$45,000-\$59,999	222	205	176	148	-74	-33%
\$60,000-\$74,999	153	141	152	179	26	17%
\$75,000-\$99,999	336	216	237	225	-111	-33%
\$100,000-\$124,999	196	147	136	151	-45	-23%
\$125,000-\$149,999	122	92	104	120	-2	-2%
\$150,000-\$199,999	162	123	139	137	-25	-15%
\$200,000 or more	45	23	57	95	50	111%
Total Households	1,408	1,408	1,418	1,410	2	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$86,682	\$64,043	\$71,447	\$77,556	(\$9,126)	-11%

*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.

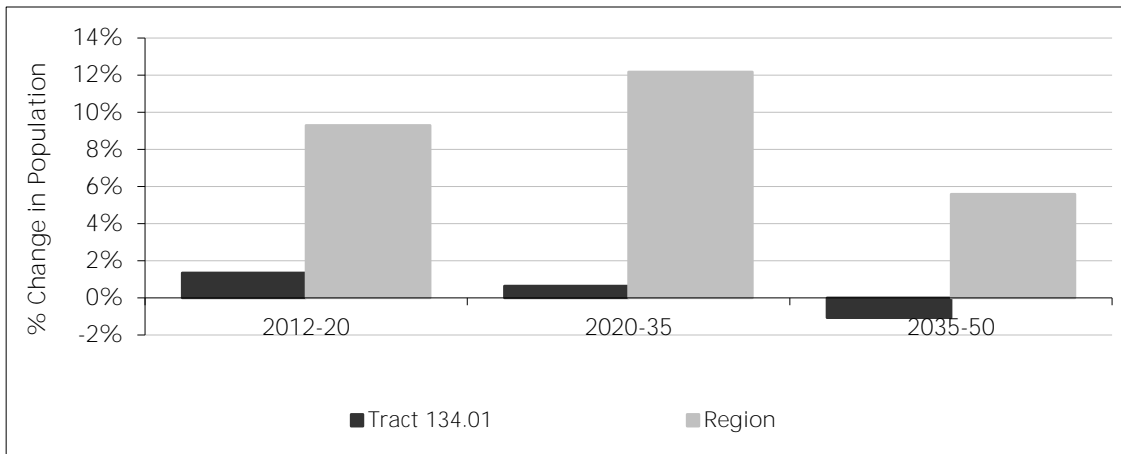
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,241	4,298	4,325	4,279	38	1%
Under 5	243	278	239	218	-25	-10%
5 to 9	228	223	202	185	-43	-19%
10 to 14	257	230	216	204	-53	-21%
15 to 17	200	167	150	144	-56	-28%
18 to 19	153	111	100	93	-60	-39%
20 to 24	266	254	210	198	-68	-26%
25 to 29	232	245	191	181	-51	-22%
30 to 34	235	231	219	200	-35	-15%
35 to 39	228	233	243	207	-21	-9%
40 to 44	272	242	287	235	-37	-14%
45 to 49	293	265	273	262	-31	-11%
50 to 54	300	273	268	280	-20	-7%
55 to 59	290	303	247	299	9	3%
60 to 61	133	163	143	164	31	23%
62 to 64	155	180	149	155	0	0%
65 to 69	184	240	235	236	52	28%
70 to 74	134	199	241	218	84	63%
75 to 79	139	167	257	210	71	51%
80 to 84	114	106	186	190	76	67%
85 and over	185	188	269	400	215	116%
Median Age	41.4	43.7	46.9	50.2	8.8	21%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,241	4,298	4,325	4,279	38	1%
Hispanic	2,277	2,489	2,709	2,831	554	24%
Non-Hispanic	1,964	1,809	1,616	1,448	-516	-26%
White	1,585	1,426	1,165	953	-632	-40%
Black	29	28	25	22	-7	-24%
American Indian	11	8	7	7	-4	-36%
Asian	225	233	288	323	98	44%
Hawaiian / Pacific Islander	5	5	5	5	0	0%
Other	8	6	6	6	-2	-25%
Two or More Races	101	103	120	132	31	31%

GROWTH TRENDS IN TOTAL POPULATION



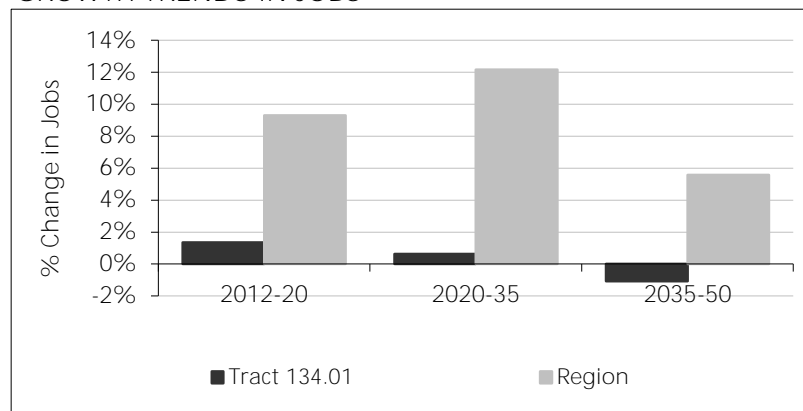
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	578	593	619	624	46	8%
Civilian Jobs	578	593	619	624	46	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	586	586	586	586	0	0%
Developed Acres	581	581	583	586	5	1%
Low Density Single Family	5	5	5	5	0	0%
Single Family	303	303	304	307	4	1%
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	2	2	2	2	0	0%
Commercial/Services	5	5	6	6	1	14%
Office	0	0	0	0	0	0%
Schools	77	77	77	77	0	0%
Roads and Freeways	164	164	164	164	0	0%
Agricultural and Extractive ²	8	8	8	8	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	5	5	3	0	-5	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	3	0	-4	-97%
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	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	-100%
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	6.9	7.1	7.4	7.4	0.5	7%
Residential Density ⁴	4.6	4.6	4.6	4.5	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