

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 131.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,566	6,328	8,173	8,455	1,889	29%
Household Population	6,563	6,327	8,158	8,425	1,862	28%
Group Quarters Population	3	1	15	30	27	900%
Civilian	3	1	15	30	27	900%
Military	0	0	0	0	0	0%
Total Housing Units	2,250	2,131	2,669	2,817	567	25%
Single Family	839	809	789	779	-60	-7%
Multiple Family	1,264	1,306	1,864	2,038	774	61%
Mobile Homes	147	16	16	0	-147	-100%
Occupied Housing Units	2,182	2,069	2,639	2,774	592	27%
Single Family	817	791	776	758	-59	-7%
Multiple Family	1,218	1,262	1,848	2,016	798	66%
Mobile Homes	147	16	15	0	-147	-100%
Vacancy Rate	3.0%	2.9%	1.1%	1.5%	-1.5	-50%
Single Family	2.6%	2.2%	1.6%	2.7%	0.1	4%
Multiple Family	3.6%	3.4%	0.9%	1.1%	-2.5	-69%
Mobile Homes	0.0%	0.0%	6.3%	0.0%	0.0	0%
Persons per Household	3.01	3.06	3.09	3.04	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	470	243	266	229	-241	-51%
\$15,000-\$29,999	417	453	552	520	103	25%
\$30,000-\$44,999	384	405	451	452	68	18%
\$45,000-\$59,999	409	347	441	438	29	7%
\$60,000-\$74,999	125	193	263	329	204	163%
\$75,000-\$99,999	185	196	320	370	185	100%
\$100,000-\$124,999	91	78	129	187	96	105%
\$125,000-\$149,999	49	57	67	69	20	41%
\$150,000-\$199,999	38	82	108	106	68	179%
\$200,000 or more	14	15	42	74	60	429%
Total Households	2,182	2,069	2,639	2,774	592	27%
Median Household Income						
Adjusted for inflation (\$2010)	\$37,969	\$42,537	\$46,718	\$51,370	\$13,401	35%

*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.

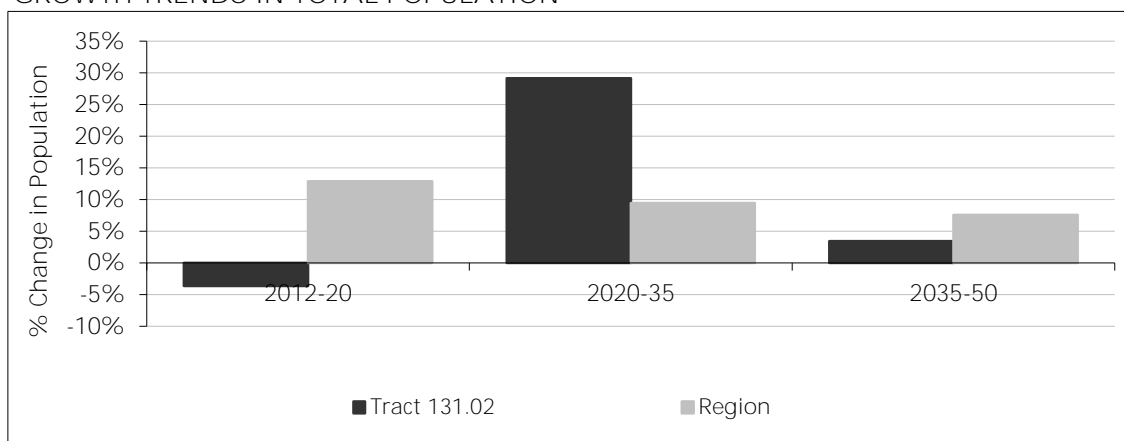
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,566	6,328	8,173	8,455	1,889	29%
Under 5	502	522	563	518	16	3%
5 to 9	473	433	522	486	13	3%
10 to 14	481	412	488	483	2	0%
15 to 17	305	241	278	284	-21	-7%
18 to 19	261	191	211	221	-40	-15%
20 to 24	591	540	555	559	-32	-5%
25 to 29	507	519	538	512	5	1%
30 to 34	399	378	482	439	40	10%
35 to 39	426	399	552	468	42	10%
40 to 44	444	364	559	475	31	7%
45 to 49	403	349	447	464	61	15%
50 to 54	434	413	496	591	157	36%
55 to 59	353	370	393	523	170	48%
60 to 61	113	137	154	179	66	58%
62 to 64	149	182	222	245	96	64%
65 to 69	218	287	449	474	256	117%
70 to 74	157	220	423	418	261	166%
75 to 79	153	172	422	479	326	213%
80 to 84	109	102	233	302	193	177%
85 and over	88	97	186	335	247	281%
Median Age	32.0	34.0	39.1	42.7	10.7	33%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,566	6,328	8,173	8,455	1,889	29%
Hispanic	5,000	4,988	6,682	7,079	2,079	42%
Non-Hispanic	1,566	1,340	1,491	1,376	-190	-12%
White	906	745	748	621	-285	-31%
Black	272	244	256	218	-54	-20%
American Indian	31	21	15	12	-19	-61%
Asian	210	198	299	339	129	61%
Hawaiian / Pacific Islander	40	34	38	37	-3	-8%
Other	12	9	6	6	-6	-50%
Two or More Races	95	89	129	143	48	51%

GROWTH TRENDS IN TOTAL POPULATION



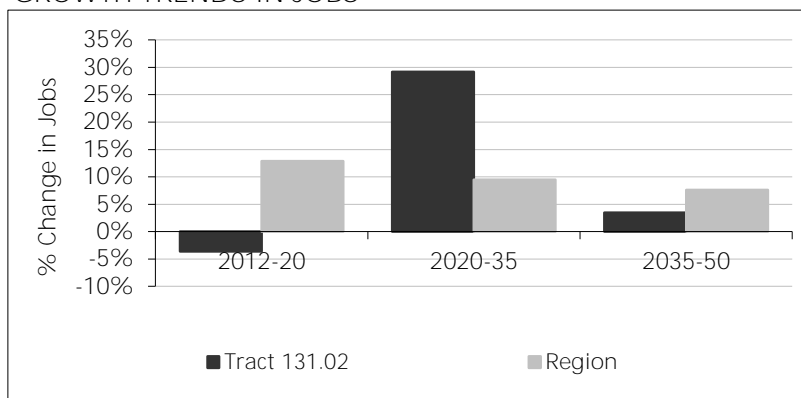
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,139	2,208	2,208	2,208	1,069	94%
Civilian Jobs	1,139	2,208	2,208	2,208	1,069	94%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	490	490	490	490	0	0%
Developed Acres	478	484	486	490	12	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	137	133	130	127	-10	-7%
Multiple Family	44	49	54	62	18	40%
Mobile Homes	9	1	1	0	-9	-100%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	30	30	30	30	--
Industrial	2	0	0	0	-2	-95%
Commercial/Services	195	181	181	181	-14	-7%
Office	0	0	0	0	0	0%
Schools	18	18	18	18	0	0%
Roads and Freeways	68	68	68	68	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	7	6	4	0	-7	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-86%
Multiple Family	6	6	4	0	-6	-100%
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	5.3	10.3	10.3	10.3	5.0	95%
Residential Density ⁴	11.6	10.5	13.1	13.5	2.0	17%

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