

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 135.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,532	3,608	4,045	3,823	291	8%
Household Population	3,532	3,608	4,045	3,823	291	8%
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	1,222	1,272	1,420	1,490	268	22%
Single Family	1,022	1,072	1,220	1,288	266	26%
Multiple Family	200	200	200	202	2	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,168	1,169	1,322	1,251	83	7%
Single Family	968	1,029	1,191	1,126	158	16%
Multiple Family	200	140	131	125	-75	-38%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.4%	8.1%	6.9%	16.0%	11.6	264%
Single Family	5.3%	4.0%	2.4%	12.6%	7.3	138%
Multiple Family	0.0%	30.0%	34.5%	38.1%	38.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.02	3.09	3.06	3.06	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	47	56	61	44	-3	-6%
\$15,000-\$29,999	125	81	76	64	-61	-49%
\$30,000-\$44,999	106	109	131	86	-20	-19%
\$45,000-\$59,999	197	114	106	108	-89	-45%
\$60,000-\$74,999	105	124	84	91	-14	-13%
\$75,000-\$99,999	193	171	203	179	-14	-7%
\$100,000-\$124,999	190	172	218	166	-24	-13%
\$125,000-\$149,999	76	125	132	154	78	103%
\$150,000-\$199,999	68	121	167	186	118	174%
\$200,000 or more	61	96	144	173	112	184%
Total Households	1,168	1,169	1,322	1,251	83	7%
Median Household Income						
Adjusted for inflation (\$2010)	\$75,518	\$89,693	\$100,000	\$108,057	\$32,539	43%

*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.

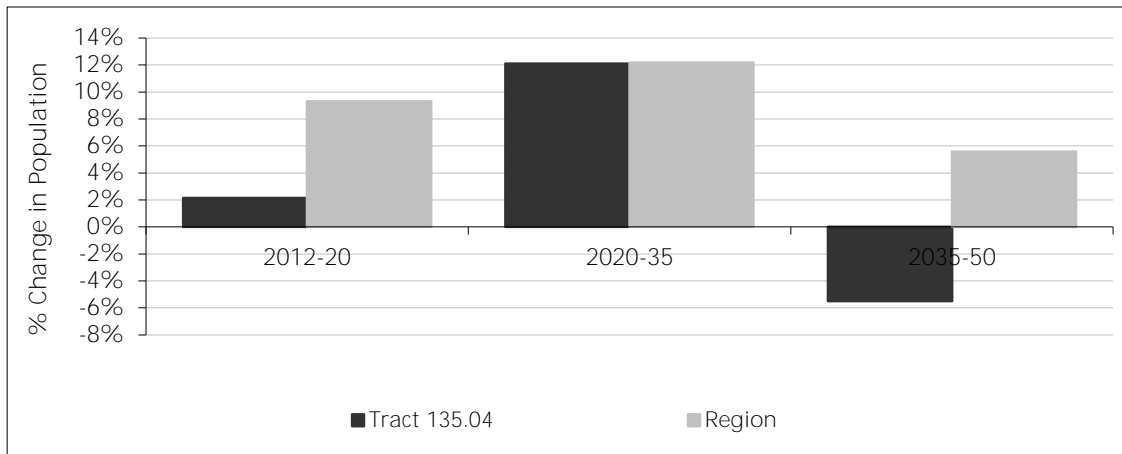
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,532	3,608	4,045	3,823	291	8%
Under 5	251	286	305	288	37	15%
5 to 9	279	301	345	331	52	19%
10 to 14	294	285	353	347	53	18%
15 to 17	189	166	200	191	2	1%
18 to 19	105	71	77	69	-36	-34%
20 to 24	225	217	225	215	-10	-4%
25 to 29	216	224	206	202	-14	-6%
30 to 34	221	226	238	237	16	7%
35 to 39	203	227	243	228	25	12%
40 to 44	226	208	289	241	15	7%
45 to 49	240	219	277	284	44	18%
50 to 54	257	218	242	220	-37	-14%
55 to 59	233	237	219	242	9	4%
60 to 61	89	92	64	55	-34	-38%
62 to 64	136	153	118	111	-25	-18%
65 to 69	147	205	230	221	74	50%
70 to 74	76	110	127	91	15	20%
75 to 79	63	80	143	125	62	98%
80 to 84	45	45	90	60	15	33%
85 and over	37	38	54	65	28	76%
Median Age	34.7	35.6	36.5	35.7	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,532	3,608	4,045	3,823	291	8%
Hispanic	837	1,001	1,387	1,565	728	87%
Non-Hispanic	2,695	2,607	2,658	2,258	-437	-16%
White	1,704	1,500	1,107	574	-1,130	-66%
Black	400	452	605	661	261	65%
American Indian	9	9	9	9	0	0%
Asian	409	460	698	767	358	88%
Hawaiian / Pacific Islander	13	14	17	19	6	46%
Other	11	11	12	11	0	0%
Two or More Races	149	161	210	217	68	46%

GROWTH TRENDS IN TOTAL POPULATION



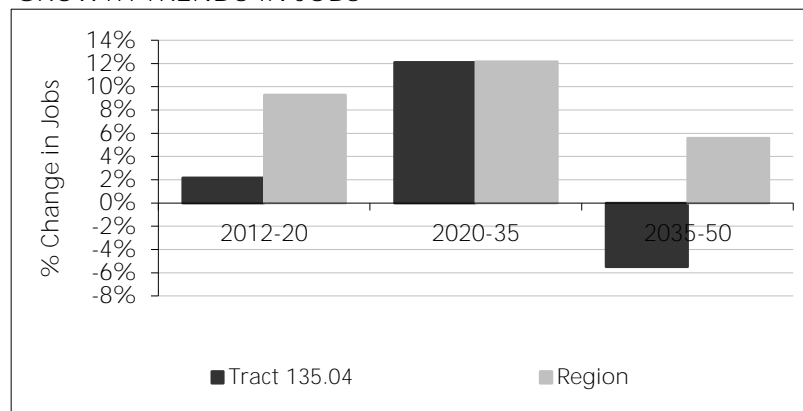
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	112	356	590	891	779	696%
Civilian Jobs	112	356	590	891	779	696%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	512	512	512	512	0	0%
Developed Acres	328	358	392	429	101	31%
Low Density Single Family	0	0	0	0	0	0%
Single Family	203	226	247	267	64	32%
Multiple Family	12	12	12	12	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	1	11	21	39	38	4125%
Commercial/Services	10	13	15	15	4	43%
Office	0	0	0	0	0	0%
Schools	14	14	14	14	0	0%
Roads and Freeways	76	76	76	76	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	13	7	7	7	-5	-43%
Vacant Developable Acres	111	81	48	10	-101	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	64	46	25	5	-59	-92%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	40	30	20	2	-38	-94%
Commercial/Services	4	2	0	0	-4	-100%
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	3	3	3	3	0	0%
Constrained Acres	72	72	72	72	0	0%
Employment Density ³	4.5	9.6	12.0	13.3	8.8	195%
Residential Density ⁴	5.7	5.3	5.5	5.3	-0.4	-6%

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