

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 133.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,997	5,038	5,010	4,929	-68	-1%
Household Population	4,992	5,034	5,001	4,917	-75	-2%
Group Quarters Population	5	4	9	12	7	140%
Civilian	5	4	9	12	7	140%
Military	0	0	0	0	0	0%
Total Housing Units	1,489	1,490	1,490	1,491	2	0%
Single Family	963	964	964	965	2	0%
Multiple Family	236	236	236	236	0	0%
Mobile Homes	290	290	290	290	0	0%
Occupied Housing Units	1,470	1,466	1,455	1,433	-37	-3%
Single Family	955	950	954	943	-12	-1%
Multiple Family	236	236	223	218	-18	-8%
Mobile Homes	279	280	278	272	-7	-3%
Vacancy Rate	1.3%	1.6%	2.3%	3.9%	2.6	200%
Single Family	0.8%	1.5%	1.0%	2.3%	1.5	188%
Multiple Family	0.0%	0.0%	5.5%	7.6%	7.6	0%
Mobile Homes	3.8%	3.4%	4.1%	6.2%	2.4	63%
Persons per Household	3.40	3.43	3.44	3.43	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	162	61	50	43	-119	-73%
\$15,000-\$29,999	307	89	74	62	-245	-80%
\$30,000-\$44,999	215	146	134	91	-124	-58%
\$45,000-\$59,999	245	172	161	157	-88	-36%
\$60,000-\$74,999	153	178	143	111	-42	-27%
\$75,000-\$99,999	150	270	249	262	112	75%
\$100,000-\$124,999	109	185	212	208	99	91%
\$125,000-\$149,999	52	133	156	159	107	206%
\$150,000-\$199,999	35	115	139	179	144	411%
\$200,000 or more	42	117	137	161	119	283%
Total Households	1,470	1,466	1,455	1,433	-37	-3%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,122	\$83,056	\$91,616	\$99,094	\$50,972	106%

*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.

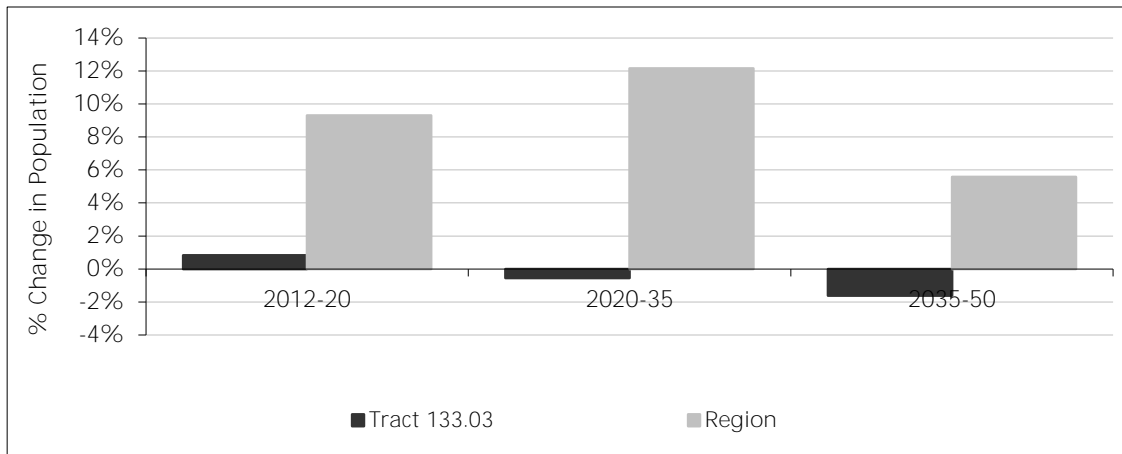
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,997	5,038	5,010	4,929	-68	-1%
Under 5	296	317	256	215	-81	-27%
5 to 9	305	286	254	220	-85	-28%
10 to 14	309	271	238	218	-91	-29%
15 to 17	244	194	169	158	-86	-35%
18 to 19	186	139	117	107	-79	-42%
20 to 24	369	352	263	248	-121	-33%
25 to 29	311	334	257	226	-85	-27%
30 to 34	325	313	293	248	-77	-24%
35 to 39	274	266	276	213	-61	-22%
40 to 44	288	246	288	234	-54	-19%
45 to 49	338	300	287	282	-56	-17%
50 to 54	323	316	279	305	-18	-6%
55 to 59	294	329	269	340	46	16%
60 to 61	101	130	114	123	22	22%
62 to 64	142	177	168	177	35	25%
65 to 69	210	284	319	315	105	50%
70 to 74	213	294	394	358	145	68%
75 to 79	180	201	335	334	154	86%
80 to 84	154	140	231	275	121	79%
85 and over	135	149	203	333	198	147%
Median Age	37.8	41.0	46.6	51.6	13.8	37%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,997	5,038	5,010	4,929	-68	-1%
Hispanic	3,824	3,983	4,081	4,099	275	7%
Non-Hispanic	1,173	1,055	929	830	-343	-29%
White	712	613	473	371	-341	-48%
Black	98	93	75	61	-37	-38%
American Indian	23	16	11	10	-13	-57%
Asian	222	219	255	271	49	22%
Hawaiian / Pacific Islander	44	41	36	35	-9	-20%
Other	4	4	3	3	-1	-25%
Two or More Races	70	69	76	79	9	13%

GROWTH TRENDS IN TOTAL POPULATION



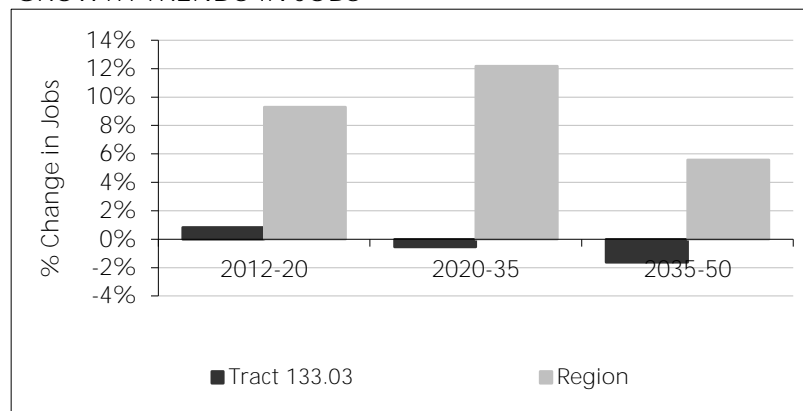
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	304	304	304	304	0	0%
Civilian Jobs	304	304	304	304	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	342	342	342	342	0	0%
Developed Acres	342	342	342	342	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	153	153	153	153	0	0%
Multiple Family	15	15	15	15	0	0%
Mobile Homes	31	31	31	31	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	22	22	22	22	0	0%
Commercial/Services	2	2	2	2	0	0%
Office	0	0	0	0	0	0%
Schools	55	55	55	55	0	0%
Roads and Freeways	58	58	58	58	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
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	0	0	0	0	0	0%
Employment Density ³	3.9	3.9	3.9	3.9	0.0	0%
Residential Density ⁴	7.5	7.5	7.5	7.5	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