

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 134.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,422	5,513	5,560	5,531	109	2%
Household Population	5,383	5,485	5,517	5,473	90	2%
Group Quarters Population	39	28	43	58	19	49%
Civilian	39	28	43	58	19	49%
Military	0	0	0	0	0	0%
Total Housing Units	1,887	1,888	1,888	1,888	1	0%
Single Family	1,294	1,295	1,295	1,295	1	0%
Multiple Family	593	593	593	593	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,843	1,846	1,845	1,835	-8	0%
Single Family	1,271	1,273	1,270	1,260	-11	-1%
Multiple Family	572	573	575	575	3	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	2.2%	2.3%	2.8%	0.5	22%
Single Family	1.8%	1.7%	1.9%	2.7%	0.9	50%
Multiple Family	3.5%	3.4%	3.0%	3.0%	-0.5	-14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.92	2.97	2.99	2.98	0.1	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	51	55	26	23	-28	-55%
\$15,000-\$29,999	132	97	94	69	-63	-48%
\$30,000-\$44,999	207	161	139	118	-89	-43%
\$45,000-\$59,999	309	220	170	143	-166	-54%
\$60,000-\$74,999	229	127	181	184	-45	-20%
\$75,000-\$99,999	335	322	253	203	-132	-39%
\$100,000-\$124,999	233	273	274	255	22	9%
\$125,000-\$149,999	153	163	205	264	111	73%
\$150,000-\$199,999	110	239	257	285	175	159%
\$200,000 or more	84	189	246	291	207	246%
Total Households	1,843	1,846	1,845	1,835	-8	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,574	\$95,419	\$105,429	\$117,402	\$42,828	57%

*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.

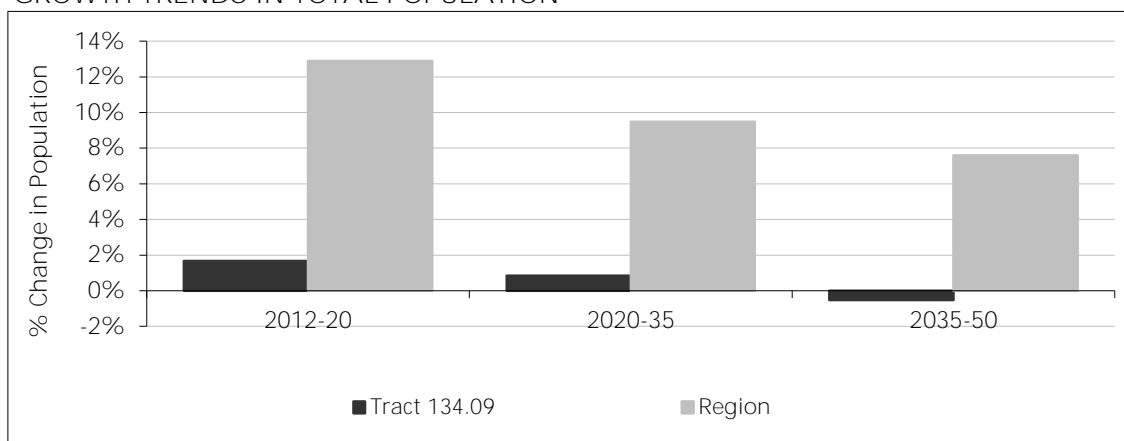
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,422	5,513	5,560	5,531	109	2%
Under 5	337	341	287	261	-76	-23%
5 to 9	291	276	258	240	-51	-18%
10 to 14	324	292	278	273	-51	-16%
15 to 17	244	202	189	186	-58	-24%
18 to 19	144	108	97	99	-45	-31%
20 to 24	437	418	348	342	-95	-22%
25 to 29	444	451	367	347	-97	-22%
30 to 34	343	312	298	275	-68	-20%
35 to 39	332	317	331	286	-46	-14%
40 to 44	372	314	377	323	-49	-13%
45 to 49	353	323	335	356	3	1%
50 to 54	375	363	361	409	34	9%
55 to 59	338	377	321	399	61	18%
60 to 61	122	155	133	147	25	20%
62 to 64	177	223	208	215	38	21%
65 to 69	240	342	361	364	124	52%
70 to 74	177	272	336	305	128	72%
75 to 79	166	205	338	301	135	81%
80 to 84	105	104	175	175	70	67%
85 and over	101	118	162	228	127	126%
Median Age	37.2	40.6	44.3	46.9	9.7	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,422	5,513	5,560	5,531	109	2%
Hispanic	2,797	3,078	3,420	3,762	965	35%
Non-Hispanic	2,625	2,435	2,140	1,769	-856	-33%
White	1,559	1,375	876	368	-1,191	-76%
Black	207	213	241	276	69	33%
American Indian	36	53	86	89	53	147%
Asian	642	591	654	684	42	7%
Hawaiian / Pacific Islander	17	24	39	54	37	218%
Other	14	24	41	48	34	243%
Two or More Races	150	155	203	250	100	67%

GROWTH TRENDS IN TOTAL POPULATION



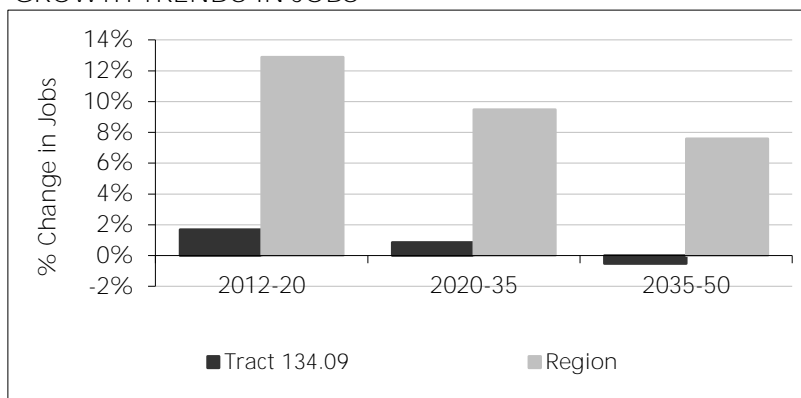
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,553	1,678	1,678	1,678	125	8%
Civilian Jobs	1,553	1,678	1,678	1,678	125	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	623	623	623	623	0	0%
Developed Acres	575	575	575	575	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	261	261	261	261	0	0%
Multiple Family	33	33	33	33	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	17	17	17	17	0	0%
Commercial/Services	57	57	57	57	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	95	95	95	95	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	100	100	100	100	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	48	48	48	48	0	0%
Employment Density ³	18.3	19.7	19.7	19.7	--	#VALUE!
Residential Density ⁴	6.4	6.4	6.4	6.4	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