

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 137.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,412	5,639	5,982	5,808	396	7%
Household Population	5,369	5,619	5,931	5,736	367	7%
Group Quarters Population	43	20	51	72	29	67%
Civilian	43	20	51	72	29	67%
Military	0	0	0	0	0	0%
Total Housing Units	1,710	1,769	1,821	1,825	115	7%
Single Family	1,036	1,103	1,154	1,156	120	12%
Multiple Family	544	536	537	539	-5	-1%
Mobile Homes	130	130	130	130	0	0%
Occupied Housing Units	1,652	1,686	1,764	1,698	46	3%
Single Family	981	1,039	1,117	1,061	80	8%
Multiple Family	541	517	518	510	-31	-6%
Mobile Homes	130	130	129	127	-3	-2%
Vacancy Rate	3.4%	4.7%	3.1%	7.0%	3.6	106%
Single Family	5.3%	5.8%	3.2%	8.2%	2.9	55%
Multiple Family	0.6%	3.5%	3.5%	5.4%	4.8	800%
Mobile Homes	0.0%	0.0%	0.8%	2.3%	2.3	0%
Persons per Household	3.25	3.33	3.36	3.38	0.1	4%

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	101	94	88	77	-24	-24%
\$15,000-\$29,999	227	177	119	108	-119	-52%
\$30,000-\$44,999	252	223	242	167	-85	-34%
\$45,000-\$59,999	235	192	145	174	-61	-26%
\$60,000-\$74,999	264	173	252	191	-73	-28%
\$75,000-\$99,999	277	292	263	253	-24	-9%
\$100,000-\$124,999	94	183	181	238	144	153%
\$125,000-\$149,999	91	105	174	136	45	49%
\$150,000-\$199,999	66	101	122	163	97	147%
\$200,000 or more	45	146	178	191	146	324%
Total Households	1,652	1,686	1,764	1,698	46	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$60,625	\$73,613	\$78,422	\$88,043	\$27,418	45%

*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.

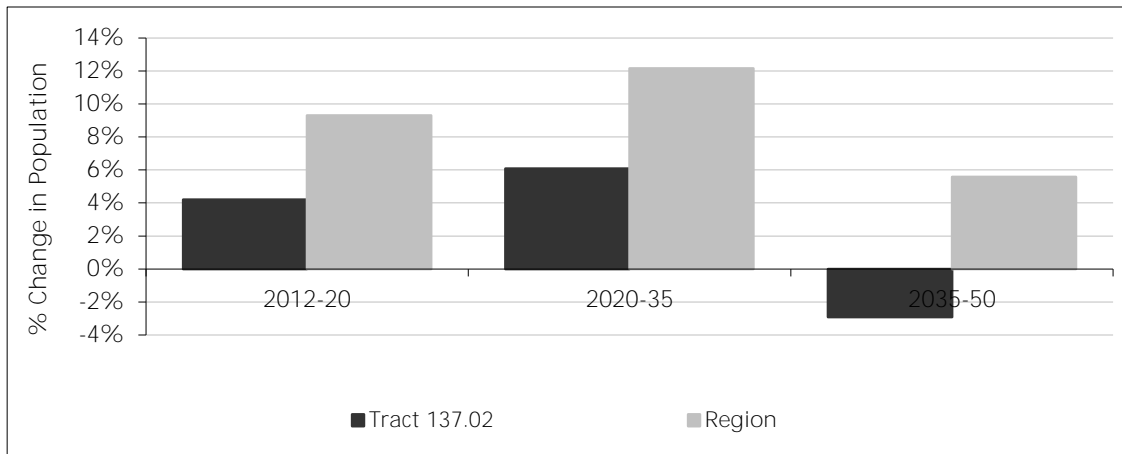
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,412	5,639	5,982	5,808	396	7%
Under 5	424	496	486	453	29	7%
5 to 9	394	418	458	443	49	12%
10 to 14	425	400	420	398	-27	-6%
15 to 17	278	237	248	238	-40	-14%
18 to 19	209	164	164	157	-52	-25%
20 to 24	415	415	382	368	-47	-11%
25 to 29	382	428	397	379	-3	-1%
30 to 34	379	404	433	405	26	7%
35 to 39	304	339	400	347	43	14%
40 to 44	346	319	412	348	2	1%
45 to 49	389	343	377	365	-24	-6%
50 to 54	358	323	330	347	-11	-3%
55 to 59	353	385	331	411	58	16%
60 to 61	119	147	123	132	13	11%
62 to 64	162	200	190	194	32	20%
65 to 69	167	237	272	268	101	60%
70 to 74	107	166	191	142	35	33%
75 to 79	54	66	118	102	48	89%
80 to 84	76	73	134	137	61	80%
85 and over	71	79	116	174	103	145%
Median Age	32.4	33.2	35.0	35.9	3.5	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,412	5,639	5,982	5,808	396	7%
Hispanic	2,258	2,641	3,248	3,526	1,268	56%
Non-Hispanic	3,154	2,998	2,734	2,282	-872	-28%
White	1,891	1,626	1,059	528	-1,363	-72%
Black	677	749	893	941	264	39%
American Indian	18	18	20	18	0	0%
Asian	288	316	428	456	168	58%
Hawaiian / Pacific Islander	50	52	56	61	11	22%
Other	14	14	16	16	2	14%
Two or More Races	216	223	262	262	46	21%

GROWTH TRENDS IN TOTAL POPULATION



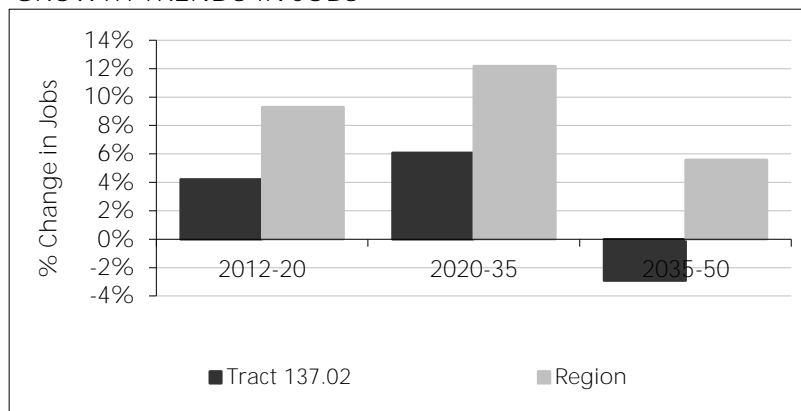
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,064	1,219	1,228	1,228	164	15%
Civilian Jobs	1,064	1,219	1,228	1,228	164	15%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	601	601	601	601	0	0%
Developed Acres	546	560	593	596	49	9%
Low Density Single Family	42	49	50	53	12	28%
Single Family	325	335	366	365	40	12%
Multiple Family	23	22	23	23	0	-1%
Mobile Homes	8	8	8	8	-1	-6%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	35	44	44	44	10	27%
Commercial/Services	18	9	9	9	-9	-50%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	89	89	89	89	0	0%
Agricultural and Extractive ²	2	0	0	0	-2	-100%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	51	38	5	2	-49	-97%
Low Density Single Family	13	6	4	1	-12	-93%
Single Family	38	32	1	1	-38	-98%
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	-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	0	0	0	0	0	0%
Constrained Acres	3	3	3	3	0	0%
Employment Density ³	20.1	23.1	23.0	23.0	3.0	15%
Residential Density ⁴	4.3	4.3	4.1	4.1	-0.2	-5%

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