

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 136.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,140	5,253	5,312	5,374	234	5%
Household Population	5,063	5,189	5,227	5,271	208	4%
Group Quarters Population	77	64	85	103	26	34%
Civilian	77	64	85	103	26	34%
Military	0	0	0	0	0	0%
Total Housing Units	1,981	1,973	1,978	2,009	28	1%
Single Family	1,478	1,462	1,458	1,445	-33	-2%
Multiple Family	503	511	520	564	61	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,887	1,894	1,905	1,923	36	2%
Single Family	1,435	1,417	1,414	1,395	-40	-3%
Multiple Family	452	477	491	528	76	17%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.7%	4.0%	3.7%	4.3%	-0.4	-9%
Single Family	2.9%	3.1%	3.0%	3.5%	0.6	21%
Multiple Family	10.1%	6.7%	5.6%	6.4%	-3.7	-37%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.68	2.74	2.74	2.74	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	86	79	79	53	-33	-38%
\$15,000-\$29,999	179	102	71	84	-95	-53%
\$30,000-\$44,999	209	168	130	92	-117	-56%
\$45,000-\$59,999	195	189	177	147	-48	-25%
\$60,000-\$74,999	266	110	134	189	-77	-29%
\$75,000-\$99,999	340	302	267	220	-120	-35%
\$100,000-\$124,999	254	234	230	205	-49	-19%
\$125,000-\$149,999	173	177	213	219	46	27%
\$150,000-\$199,999	172	246	269	307	135	78%
\$200,000 or more	13	287	335	407	394	3031%
Total Households	1,887	1,894	1,905	1,923	36	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$75,625	\$99,752	\$110,272	\$121,524	\$45,899	61%

*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.

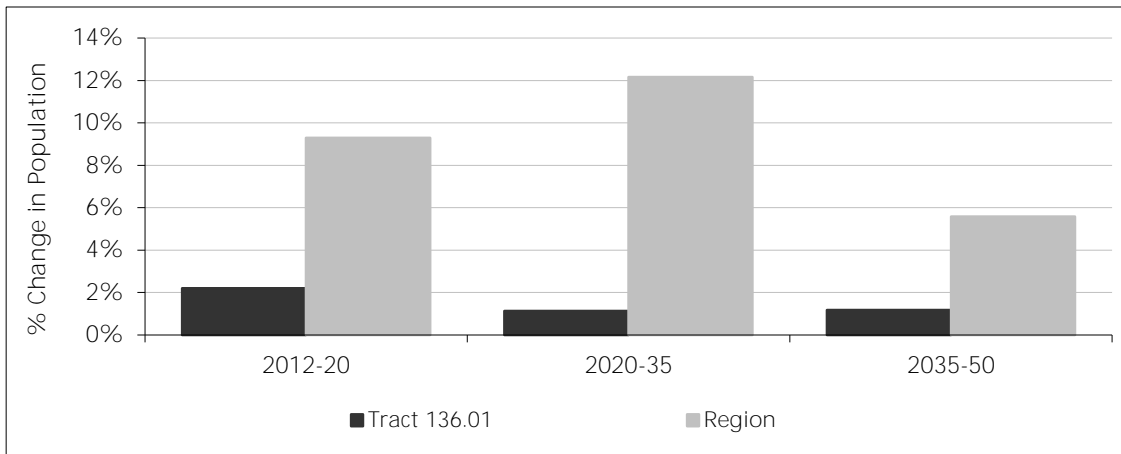
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,140	5,253	5,312	5,374	234	5%
Under 5	266	303	289	306	40	15%
5 to 9	296	316	333	366	70	24%
10 to 14	318	305	331	353	35	11%
15 to 17	217	184	194	200	-17	-8%
18 to 19	157	111	113	109	-48	-31%
20 to 24	324	308	289	294	-30	-9%
25 to 29	310	328	305	330	20	6%
30 to 34	300	310	321	366	66	22%
35 to 39	271	313	321	327	56	21%
40 to 44	290	266	301	270	-20	-7%
45 to 49	346	302	327	328	-18	-5%
50 to 54	418	341	341	339	-79	-19%
55 to 59	436	434	332	403	-33	-8%
60 to 61	147	169	119	130	-17	-12%
62 to 64	191	219	177	211	20	10%
65 to 69	264	344	295	294	30	11%
70 to 74	182	281	302	248	66	36%
75 to 79	142	178	264	199	57	40%
80 to 84	158	141	228	166	8	5%
85 and over	107	100	130	135	28	26%
Median Age	41.9	42.8	42.7	40.7	-1.2	-3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,140	5,253	5,312	5,374	234	5%
Hispanic	1,129	1,401	1,928	2,530	1,401	124%
Non-Hispanic	4,011	3,852	3,384	2,844	-1,167	-29%
White	3,204	2,929	2,141	1,290	-1,914	-60%
Black	353	412	548	697	344	97%
American Indian	18	18	20	21	3	17%
Asian	185	216	323	415	230	124%
Hawaiian / Pacific Islander	18	19	22	26	8	44%
Other	14	15	17	17	3	21%
Two or More Races	219	243	313	378	159	73%

GROWTH TRENDS IN TOTAL POPULATION



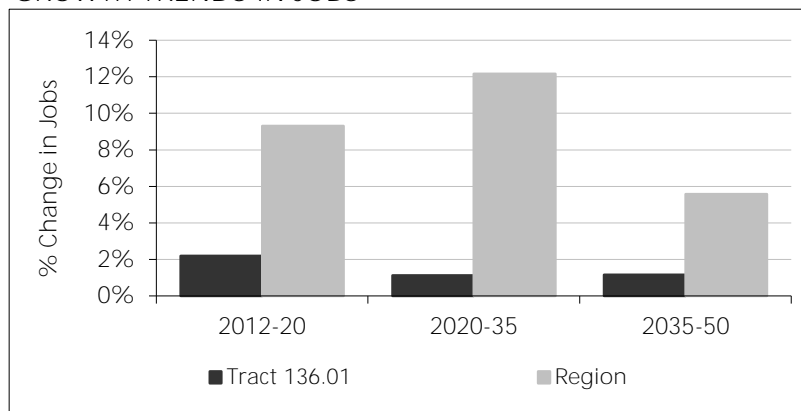
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	764	792	798	798	34	4%
Civilian Jobs	764	792	798	798	34	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	797	797	797	797	0	0%
Developed Acres	780	780	780	780	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	586	583	583	581	-5	-1%
Multiple Family	17	18	18	20	3	19%
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	0	0	0	0	0	0%
Commercial/Services	19	20	21	21	2	10%
Office	0	0	0	0	0	-100%
Schools	17	17	17	17	0	0%
Roads and Freeways	135	135	135	135	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	17	17	17	17	0	-1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	17	17	17	17	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	-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	0	0	0	0	0	0%
Employment Density ³	21.2	21.2	21.2	21.2	0.0	0%
Residential Density ⁴	3.3	3.3	3.3	3.3	0.1	2%

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