

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 132.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,707	6,809	6,807	6,580	-127	-2%
Household Population	6,698	6,805	6,793	6,557	-141	-2%
Group Quarters Population	9	4	14	23	14	156%
Civilian	9	4	14	23	14	156%
Military	0	0	0	0	0	0%
Total Housing Units	2,409	2,409	2,408	2,376	-33	-1%
Single Family	437	437	436	396	-41	-9%
Multiple Family	1,248	1,248	1,248	1,256	8	1%
Mobile Homes	724	724	724	724	0	0%
Occupied Housing Units	2,387	2,382	2,376	2,326	-61	-3%
Single Family	419	412	416	386	-33	-8%
Multiple Family	1,246	1,246	1,240	1,239	-7	-1%
Mobile Homes	722	724	720	701	-21	-3%
Vacancy Rate	0.9%	1.1%	1.3%	2.1%	1.2	133%
Single Family	4.1%	5.7%	4.6%	2.5%	-1.6	-39%
Multiple Family	0.2%	0.2%	0.6%	1.4%	1.2	600%
Mobile Homes	0.3%	0.0%	0.6%	3.2%	2.9	967%
Persons per Household	2.81	2.86	2.86	2.82	0.0	0%

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	426	437	348	278	-148	-35%
\$15,000-\$29,999	797	650	518	454	-343	-43%
\$30,000-\$44,999	556	517	600	545	-11	-2%
\$45,000-\$59,999	280	262	268	341	61	22%
\$60,000-\$74,999	128	193	264	272	144	113%
\$75,000-\$99,999	121	209	197	211	90	74%
\$100,000-\$124,999	50	105	158	158	108	216%
\$125,000-\$149,999	22	8	16	59	37	168%
\$150,000-\$199,999	2	1	7	8	6	300%
\$200,000 or more	5	0	0	0	-5	-100%
Total Households	2,387	2,382	2,376	2,326	-61	-3%
Median Household Income						
Adjusted for inflation (\$2010)	\$29,445	\$33,017	\$38,050	\$41,862	\$12,417	42%

*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.

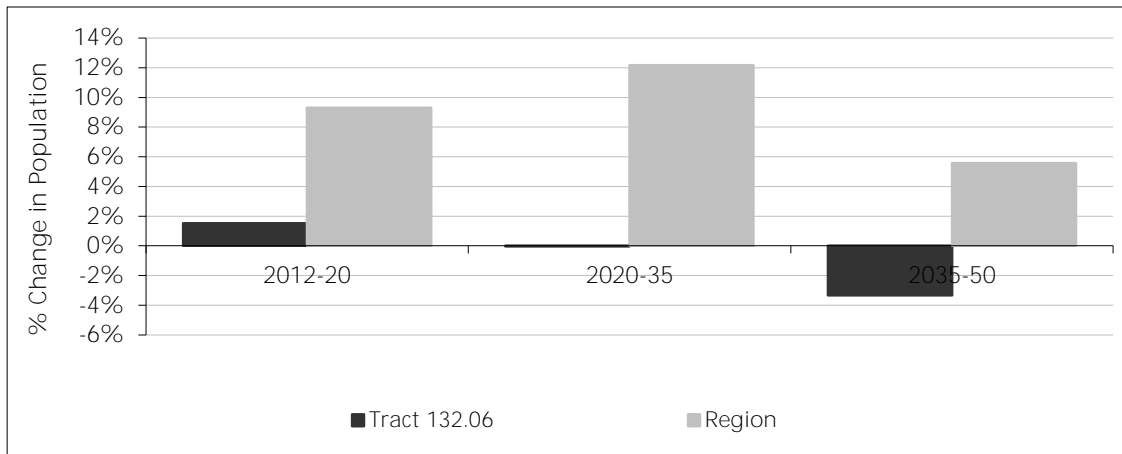
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,707	6,809	6,807	6,580	-127	-2%
Under 5	516	561	457	374	-142	-28%
5 to 9	454	430	390	327	-127	-28%
10 to 14	442	389	350	312	-130	-29%
15 to 17	283	229	196	184	-99	-35%
18 to 19	237	181	151	141	-96	-41%
20 to 24	497	475	355	335	-162	-33%
25 to 29	483	510	378	329	-154	-32%
30 to 34	410	401	385	317	-93	-23%
35 to 39	395	381	394	304	-91	-23%
40 to 44	417	356	413	328	-89	-21%
45 to 49	365	337	318	317	-48	-13%
50 to 54	384	379	335	369	-15	-4%
55 to 59	306	350	296	374	68	22%
60 to 61	118	157	153	165	47	40%
62 to 64	186	235	229	237	51	27%
65 to 69	272	368	426	411	139	51%
70 to 74	287	392	502	445	158	55%
75 to 79	258	287	487	485	227	88%
80 to 84	205	187	317	376	171	83%
85 and over	192	204	275	450	258	134%
Median Age	35.4	38.0	44.2	50.3	14.9	42%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,707	6,809	6,807	6,580	-127	-2%
Hispanic	5,355	5,588	5,737	5,652	297	6%
Non-Hispanic	1,352	1,221	1,070	928	-424	-31%
White	865	748	578	443	-422	-49%
Black	141	133	107	82	-59	-42%
American Indian	9	6	4	4	-5	-56%
Asian	256	254	296	311	55	21%
Hawaiian / Pacific Islander	11	10	9	9	-2	-18%
Other	4	4	4	4	0	0%
Two or More Races	66	66	72	75	9	14%

GROWTH TRENDS IN TOTAL POPULATION



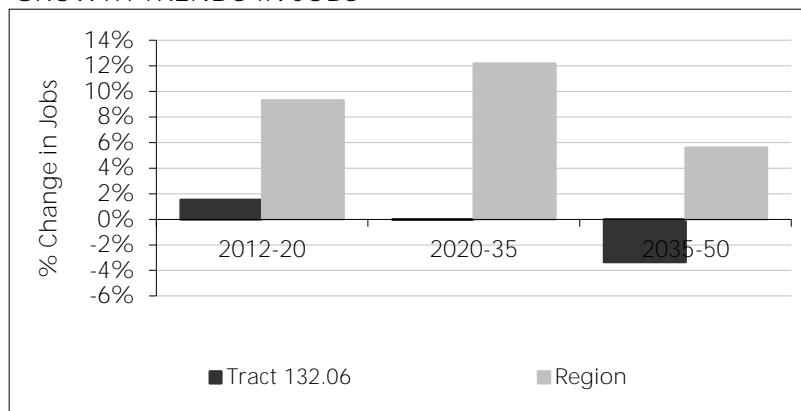
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	982	1,035	1,311	1,982	1,000	102%
Civilian Jobs	982	1,035	1,311	1,982	1,000	102%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	385	385	385	385	0	0%
Developed Acres	316	326	328	374	58	18%
Low Density Single Family	0	0	0	0	0	0%
Single Family	68	68	67	63	-5	-7%
Multiple Family	44	44	44	43	-1	-2%
Mobile Homes	74	74	74	74	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	13	13	--
Industrial	38	40	50	53	16	41%
Commercial/Services	29	29	29	25	-4	-15%
Office	0	0	0	0	0	0%
Schools	3	3	3	3	0	0%
Roads and Freeways	52	52	52	52	0	0%
Agricultural and Extractive ²	8	8	0	0	-8	-100%
Parks and Military Use	1	8	8	48	47	4547%
Vacant Developable Acres	58	49	46	0	-58	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	2	2	2	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	9	7	4	0	-9	-100%
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	47	40	40	0	-47	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	10	10	10	10	0	0%
Employment Density ³	14.0	14.3	15.8	22.5	8.5	61%
Residential Density ⁴	13.0	13.0	13.0	12.7	-0.3	-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