

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 133.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,933	5,050	5,078	5,038	105	2%
Household Population	4,920	5,049	5,070	5,021	101	2%
Group Quarters Population	13	1	8	17	4	31%
Civilian	13	1	8	17	4	31%
Military	0	0	0	0	0	0%
Total Housing Units	1,345	1,348	1,348	1,350	5	0%
Single Family	1,345	1,348	1,348	1,350	5	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,325	1,331	1,332	1,331	6	0%
Single Family	1,325	1,331	1,332	1,331	6	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.5%	1.3%	1.2%	1.4%	-0.1	-7%
Single Family	1.5%	1.3%	1.2%	1.4%	-0.1	-7%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.71	3.79	3.81	3.77	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	50	106	100	76	26	52%
\$15,000-\$29,999	79	177	141	114	35	44%
\$30,000-\$44,999	111	148	153	151	40	36%
\$45,000-\$59,999	196	155	145	133	-63	-32%
\$60,000-\$74,999	146	138	111	121	-25	-17%
\$75,000-\$99,999	270	202	192	205	-65	-24%
\$100,000-\$124,999	166	133	175	154	-12	-7%
\$125,000-\$149,999	114	113	110	111	-3	-3%
\$150,000-\$199,999	149	78	109	153	4	3%
\$200,000 or more	44	81	96	113	69	157%
Total Households	1,325	1,331	1,332	1,331	6	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$82,454	\$68,641	\$77,083	\$83,598	\$1,144	1%

*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.

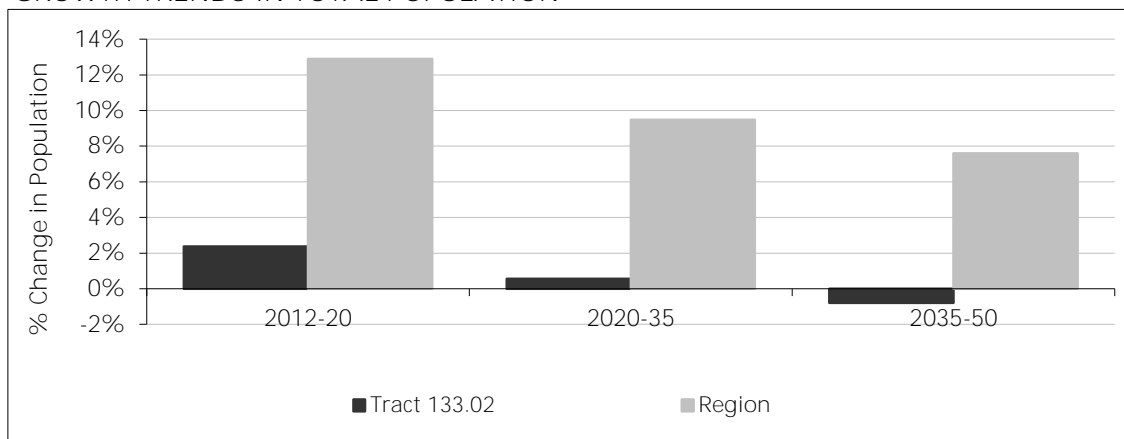
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,933	5,050	5,078	5,038	105	2%
Under 5	358	399	335	292	-66	-18%
5 to 9	307	302	280	250	-57	-19%
10 to 14	340	303	277	263	-77	-23%
15 to 17	219	180	165	160	-59	-27%
18 to 19	184	135	118	108	-76	-41%
20 to 24	382	371	299	288	-94	-25%
25 to 29	350	374	289	267	-83	-24%
30 to 34	255	252	242	208	-47	-18%
35 to 39	293	293	293	243	-50	-17%
40 to 44	320	283	338	277	-43	-13%
45 to 49	349	324	322	323	-26	-7%
50 to 54	358	344	321	354	-4	-1%
55 to 59	306	347	294	376	70	23%
60 to 61	84	107	103	112	28	33%
62 to 64	115	153	158	167	52	45%
65 to 69	174	232	251	247	73	42%
70 to 74	181	260	340	312	131	72%
75 to 79	148	176	304	303	155	105%
80 to 84	118	116	210	262	144	122%
85 and over	92	99	139	226	134	146%
Median Age	36.2	38.6	43.6	47.5	11.3	31%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,933	5,050	5,078	5,038	105	2%
Hispanic	3,473	3,713	3,889	3,970	497	14%
Non-Hispanic	1,460	1,337	1,189	1,068	-392	-27%
White	999	883	697	556	-443	-44%
Black	74	71	60	49	-25	-34%
American Indian	18	13	8	8	-10	-56%
Asian	251	255	303	329	78	31%
Hawaiian / Pacific Islander	31	28	24	25	-6	-19%
Other	1	1	0	0	-1	-100%
Two or More Races	86	86	97	101	15	17%

GROWTH TRENDS IN TOTAL POPULATION



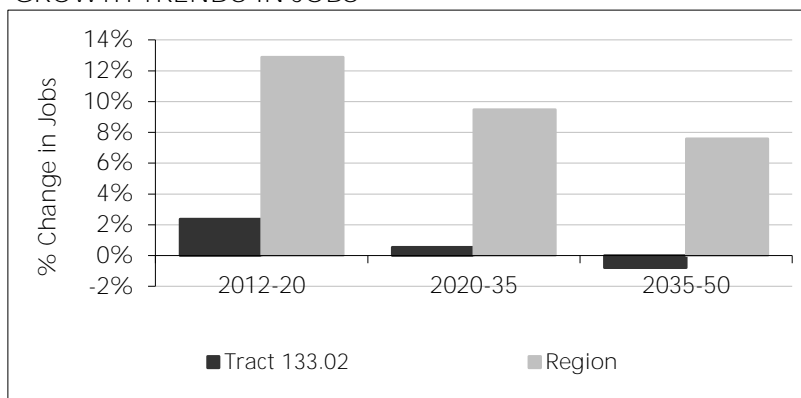
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	243	243	243	243	0	0%
Civilian Jobs	243	243	243	243	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	341	341	341	341	0	0%
Developed Acres	340	340	340	341	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	239	239	239	239	1	0%
Multiple Family	0	0	0	0	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	3	3	3	3	0	0%
Commercial/Services	15	15	15	15	0	0%
Office	0	0	0	0	0	0%
Schools	4	4	4	4	0	0%
Roads and Freeways	79	79	79	79	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-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	11.3	11.3	11.3	11.3	--	#VALUE!
Residential Density ⁴	5.6	5.6	5.6	5.6	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