

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 134.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,188	5,194	5,289	5,271	83	2%
Household Population	5,181	5,189	5,280	5,259	78	2%
Group Quarters Population	7	5	9	12	5	71%
Civilian	7	5	9	12	5	71%
Military	0	0	0	0	0	0%
Total Housing Units	1,934	1,893	1,877	1,872	-62	-3%
Single Family	1,341	1,343	1,375	1,414	73	5%
Multiple Family	593	550	502	458	-135	-23%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,767	1,729	1,748	1,756	-11	-1%
Single Family	1,204	1,200	1,260	1,312	108	9%
Multiple Family	563	529	488	444	-119	-21%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.6%	8.7%	6.9%	6.2%	-2.4	-28%
Single Family	10.2%	10.6%	8.4%	7.2%	-3.0	-29%
Multiple Family	5.1%	3.8%	2.8%	3.1%	-2.0	-39%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.93	3.00	3.02	2.99	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	107	75	56	31	-76	-71%
\$15,000-\$29,999	144	122	96	95	-49	-34%
\$30,000-\$44,999	140	161	142	125	-15	-11%
\$45,000-\$59,999	111	176	160	157	46	41%
\$60,000-\$74,999	194	164	183	151	-43	-22%
\$75,000-\$99,999	306	300	274	261	-45	-15%
\$100,000-\$124,999	281	251	255	255	-26	-9%
\$125,000-\$149,999	119	162	170	198	79	66%
\$150,000-\$199,999	182	199	253	248	66	36%
\$200,000 or more	183	119	159	235	52	28%
Total Households	1,767	1,729	1,748	1,756	-11	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$90,319	\$88,875	\$96,624	\$105,686	\$15,367	17%

*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.

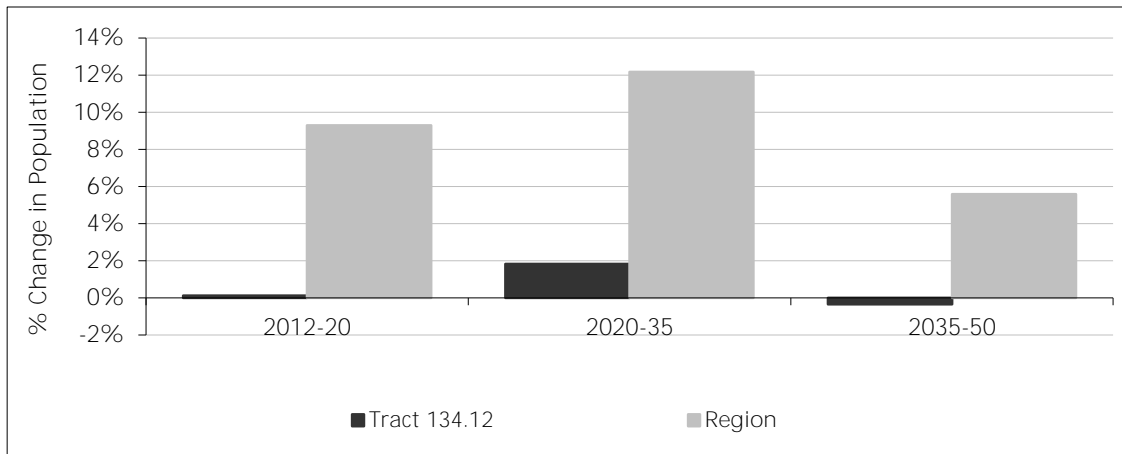
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,188	5,194	5,289	5,271	83	2%
Under 5	245	248	201	182	-63	-26%
5 to 9	284	267	235	210	-74	-26%
10 to 14	344	295	272	260	-84	-24%
15 to 17	232	183	169	160	-72	-31%
18 to 19	182	128	123	118	-64	-35%
20 to 24	347	324	269	267	-80	-23%
25 to 29	307	315	257	241	-66	-21%
30 to 34	247	222	215	202	-45	-18%
35 to 39	313	294	299	261	-52	-17%
40 to 44	365	303	348	299	-66	-18%
45 to 49	363	324	343	350	-13	-4%
50 to 54	381	355	332	351	-30	-8%
55 to 59	437	471	406	497	60	14%
60 to 61	142	183	175	194	52	37%
62 to 64	218	271	268	292	74	34%
65 to 69	222	317	352	350	128	58%
70 to 74	151	231	296	258	107	71%
75 to 79	143	176	304	279	136	95%
80 to 84	103	105	179	184	81	79%
85 and over	162	182	246	316	154	95%
Median Age	41.3	45.3	48.7	51.2	9.9	24%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,188	5,194	5,289	5,271	83	2%
Hispanic	2,598	2,842	3,221	3,567	969	37%
Non-Hispanic	2,590	2,352	2,068	1,704	-886	-34%
White	1,519	1,328	863	362	-1,157	-76%
Black	161	164	188	215	54	34%
American Indian	2	3	5	6	4	200%
Asian	750	686	770	815	65	9%
Hawaiian / Pacific Islander	17	24	41	58	41	241%
Other	8	13	21	25	17	213%
Two or More Races	133	134	180	223	90	68%

GROWTH TRENDS IN TOTAL POPULATION



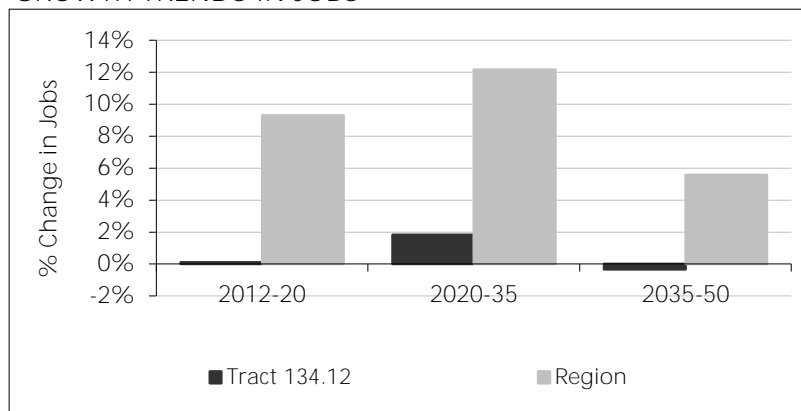
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,257	1,368	1,466	1,571	314	25%
Civilian Jobs	1,257	1,368	1,466	1,571	314	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,162	1,162	1,162	1,162	0	0%
Developed Acres	1,027	1,028	1,046	1,107	80	8%
Low Density Single Family	47	47	55	65	18	39%
Single Family	405	406	417	434	29	7%
Multiple Family	22	20	18	16	-6	-27%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	10	10	10	10	0	0%
Commercial/Services	93	94	94	129	36	39%
Office	8	9	11	13	6	72%
Schools	28	28	28	28	0	-1%
Roads and Freeways	155	155	155	155	0	0%
Agricultural and Extractive ²	5	5	5	2	-4	-69%
Parks and Military Use	249	249	249	249	0	0%
Vacant Developable Acres	99	98	79	19	-80	-81%
Low Density Single Family	21	21	13	2	-18	-89%
Single Family	27	26	15	1	-26	-97%
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	51	51	51	16	-36	-70%
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	36	36	36	36	0	0%
Employment Density ³	9.0	9.7	10.2	8.7	-0.3	-4%
Residential Density ⁴	4.0	4.0	3.8	3.6	-0.4	-11%

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