

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 134.15

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,573	1,600	1,597	1,585	12	1%
Household Population	1,573	1,600	1,597	1,585	12	1%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	545	545	545	545	0	0%
Single Family	545	545	545	545	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	533	532	530	529	-4	-1%
Single Family	533	532	530	529	-4	-1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.4%	2.8%	2.9%	0.7	32%
Single Family	2.2%	2.4%	2.8%	2.9%	0.7	32%
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	2.95	3.01	3.01	3.00	0.0	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	33	19	19	18	-15	-45%
\$15,000-\$29,999	24	31	23	15	-9	-38%
\$30,000-\$44,999	82	58	45	34	-48	-59%
\$45,000-\$59,999	48	47	48	43	-5	-10%
\$60,000-\$74,999	62	74	46	52	-10	-16%
\$75,000-\$99,999	103	84	92	88	-15	-15%
\$100,000-\$124,999	71	60	77	75	4	6%
\$125,000-\$149,999	54	66	61	47	-7	-13%
\$150,000-\$199,999	37	49	65	85	48	130%
\$200,000 or more	19	44	54	72	53	279%
Total Households	533	532	530	529	-4	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$79,248	\$86,012	\$97,826	\$104,833	\$25,585	32%

*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.

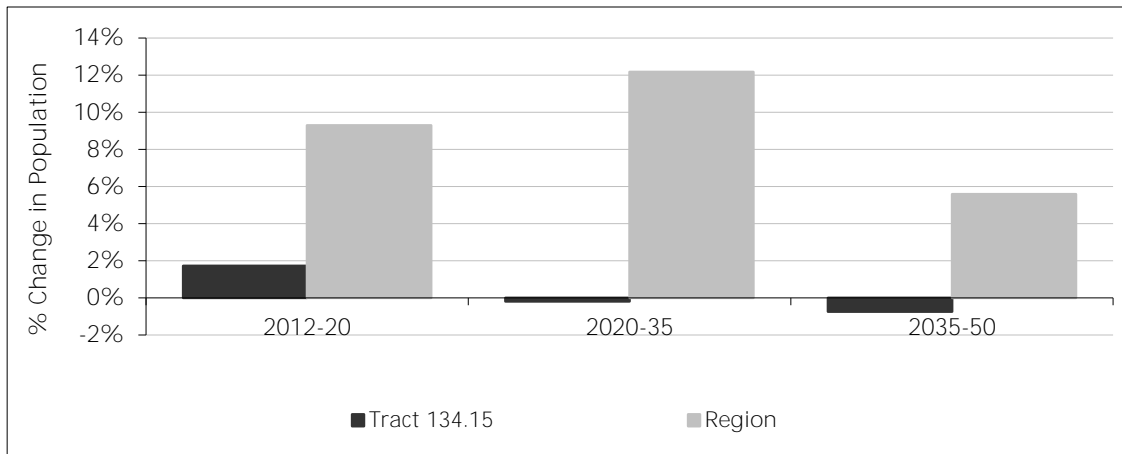
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,573	1,600	1,597	1,585	12	1%
Under 5	100	105	85	77	-23	-23%
5 to 9	92	86	75	67	-25	-27%
10 to 14	114	98	89	82	-32	-28%
15 to 17	81	67	61	63	-18	-22%
18 to 19	44	31	31	28	-16	-36%
20 to 24	85	81	64	61	-24	-28%
25 to 29	81	80	64	59	-22	-27%
30 to 34	72	64	57	54	-18	-25%
35 to 39	119	111	107	93	-26	-22%
40 to 44	117	100	112	100	-17	-15%
45 to 49	105	93	94	95	-10	-10%
50 to 54	124	123	116	123	-1	-1%
55 to 59	117	125	103	129	12	10%
60 to 61	28	37	37	43	15	54%
62 to 64	53	71	65	71	18	34%
65 to 69	73	106	111	110	37	51%
70 to 74	64	101	130	119	55	86%
75 to 79	38	46	74	67	29	76%
80 to 84	34	35	63	71	37	109%
85 and over	32	40	59	73	41	128%
Median Age	39.9	43.9	47.8	50.5	10.6	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,573	1,600	1,597	1,585	12	1%
Hispanic	808	889	986	1,087	279	35%
Non-Hispanic	765	711	611	498	-267	-35%
White	460	406	257	107	-353	-77%
Black	63	66	75	85	22	35%
American Indian	1	2	2	2	1	100%
Asian	193	179	193	203	10	5%
Hawaiian / Pacific Islander	3	4	8	11	8	267%
Other	13	21	33	37	24	185%
Two or More Races	32	33	43	53	21	66%

GROWTH TRENDS IN TOTAL POPULATION



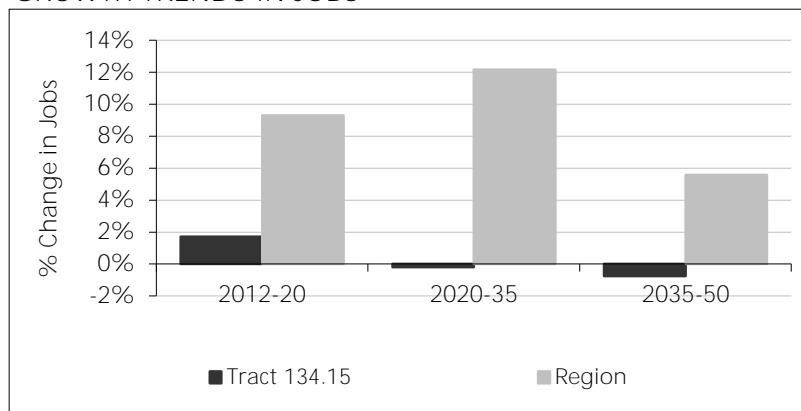
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,662	2,662	3,190	3,323	661	25%
Civilian Jobs	2,662	2,662	3,190	3,323	661	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	284	284	284	284	0	0%
Developed Acres	273	273	273	273	0	0%
Low Density Single Family	3	3	3	3	0	0%
Single Family	54	54	54	54	0	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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	148	148	148	148	0	0%
Roads and Freeways	31	31	31	31	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	35	35	35	35	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	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	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	10	10	10	10	0	0%
Employment Density ³	17.7	17.7	21.2	22.1	4.4	25%
Residential Density ⁴	9.6	9.6	9.6	9.6	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 residential acre (single family, multiple