

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 136.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,474	6,228	5,903	5,898	-576	-9%
Household Population	6,470	6,226	5,896	5,888	-582	-9%
Group Quarters Population	4	2	7	10	6	150%
Civilian	4	2	7	10	6	150%
Military	0	0	0	0	0	0%
Total Housing Units	2,831	2,695	2,550	2,558	-273	-10%
Single Family	958	958	959	959	1	0%
Multiple Family	1,873	1,737	1,591	1,599	-274	-15%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,712	2,579	2,464	2,467	-245	-9%
Single Family	908	908	922	922	14	2%
Multiple Family	1,804	1,671	1,542	1,545	-259	-14%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.2%	4.3%	3.4%	3.6%	-0.6	-14%
Single Family	5.2%	5.2%	3.9%	3.9%	-1.3	-25%
Multiple Family	3.7%	3.8%	3.1%	3.4%	-0.3	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.39	2.41	2.39	2.39	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	136	82	71	63	-73	-54%
\$15,000-\$29,999	155	187	137	111	-44	-28%
\$30,000-\$44,999	362	238	223	177	-185	-51%
\$45,000-\$59,999	460	244	204	202	-258	-56%
\$60,000-\$74,999	327	191	190	180	-147	-45%
\$75,000-\$99,999	478	381	308	294	-184	-38%
\$100,000-\$124,999	345	309	290	283	-62	-18%
\$125,000-\$149,999	133	224	256	254	121	91%
\$150,000-\$199,999	214	309	315	313	99	46%
\$200,000 or more	102	414	470	590	488	478%
Total Households	2,712	2,579	2,464	2,467	-245	-9%
Median Household Income						
Adjusted for inflation (\$2010)	\$71,147	\$97,802	\$108,534	\$118,242	\$47,095	66%

*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.

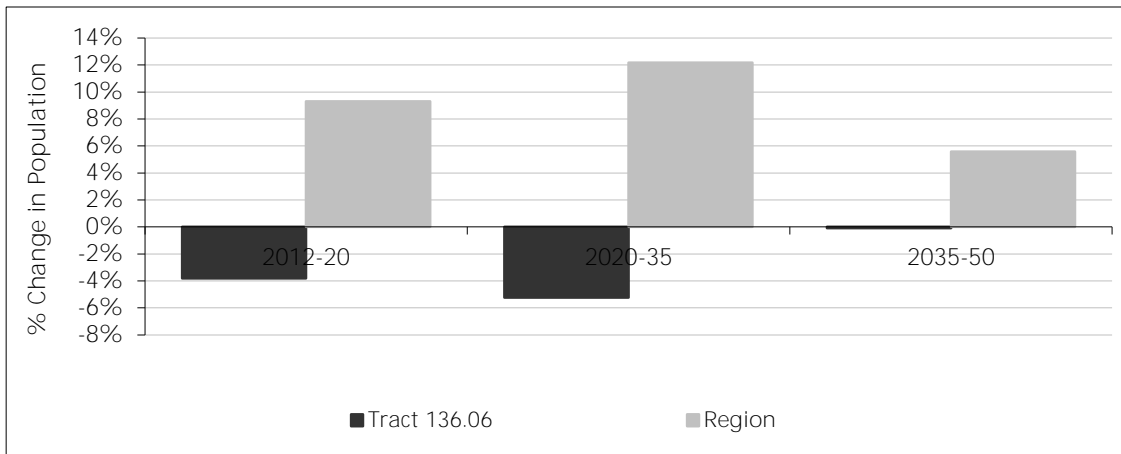
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,474	6,228	5,903	5,898	-576	-9%
Under 5	391	424	331	325	-66	-17%
5 to 9	364	373	318	317	-47	-13%
10 to 14	423	379	357	349	-74	-17%
15 to 17	303	231	217	182	-121	-40%
18 to 19	173	115	111	102	-71	-41%
20 to 24	425	369	317	283	-142	-33%
25 to 29	461	441	350	340	-121	-26%
30 to 34	489	468	386	407	-82	-17%
35 to 39	412	447	390	366	-46	-11%
40 to 44	443	398	434	397	-46	-10%
45 to 49	441	354	346	315	-126	-29%
50 to 54	456	366	374	378	-78	-17%
55 to 59	460	453	372	465	5	1%
60 to 61	144	165	130	146	2	1%
62 to 64	189	211	177	204	15	8%
65 to 69	234	305	286	316	82	35%
70 to 74	134	206	245	221	87	65%
75 to 79	93	114	186	174	81	87%
80 to 84	139	128	210	189	50	36%
85 and over	300	281	366	422	122	41%
Median Age	37.5	38.5	42.0	43.5	6.0	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,474	6,228	5,903	5,898	-576	-9%
Hispanic	1,128	1,332	1,739	2,298	1,170	104%
Non-Hispanic	5,346	4,896	4,164	3,600	-1,746	-33%
White	4,199	3,648	2,531	1,539	-2,660	-63%
Black	380	422	533	681	301	79%
American Indian	12	12	13	13	1	8%
Asian	391	432	619	801	410	105%
Hawaiian / Pacific Islander	16	17	20	24	8	50%
Other	15	16	18	20	5	33%
Two or More Races	333	349	430	522	189	57%

GROWTH TRENDS IN TOTAL POPULATION



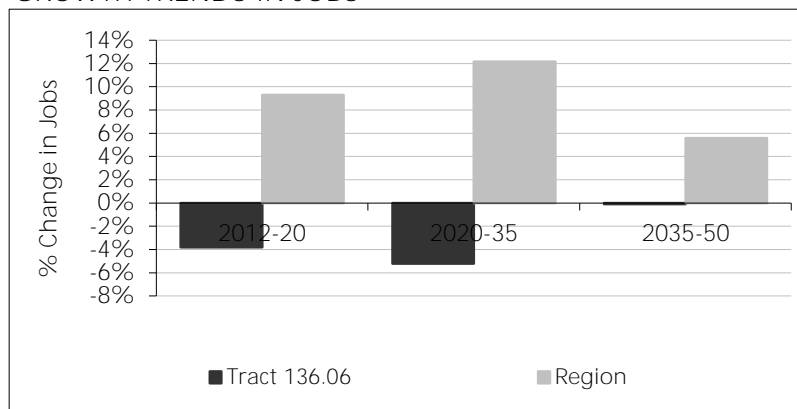
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,597	4,159	4,571	4,571	974	27%
Civilian Jobs	3,597	4,159	4,571	4,571	974	27%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	927	927	927	927	0	0%
Developed Acres	674	739	745	745	71	10%
Low Density Single Family	0	0	0	0	0	0%
Single Family	151	151	151	151	0	0%
Multiple Family	94	90	83	83	-11	-12%
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	15	15	15	15	0	0%
Commercial/Services	109	167	173	173	63	58%
Office	2	14	21	21	19	895%
Schools	174	174	174	174	0	0%
Roads and Freeways	108	108	108	108	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	0	0%
Vacant Developable Acres	76	12	5	5	-71	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-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	71	6	0	0	-71	-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	5	5	5	5	0	0%
Constrained Acres	177	177	177	177	0	0%
Employment Density ³	12.0	11.3	12.0	12.0	0.0	0%
Residential Density ⁴	11.5	11.2	10.9	10.9	-0.6	-5%

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