

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 139.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,773	3,745	3,801	3,614	-159	-4%
Household Population	3,759	3,742	3,780	3,577	-182	-5%
Group Quarters Population	14	3	21	37	23	164%
Civilian	14	3	21	37	23	164%
Military	0	0	0	0	0	0%
Total Housing Units	1,124	1,124	1,129	1,081	-43	-4%
Single Family	687	687	692	692	5	1%
Multiple Family	437	437	437	389	-48	-11%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,064	1,041	1,047	996	-68	-6%
Single Family	639	628	634	623	-16	-3%
Multiple Family	425	413	413	373	-52	-12%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.3%	7.4%	7.3%	7.9%	2.6	49%
Single Family	7.0%	8.6%	8.4%	10.0%	3.0	43%
Multiple Family	2.7%	5.5%	5.5%	4.1%	1.4	52%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.53	3.59	3.61	3.59	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	119	89	77	55	-64	-54%
\$15,000-\$29,999	211	165	125	137	-74	-35%
\$30,000-\$44,999	154	169	125	104	-50	-32%
\$45,000-\$59,999	194	134	193	163	-31	-16%
\$60,000-\$74,999	116	152	121	95	-21	-18%
\$75,000-\$99,999	101	120	140	148	47	47%
\$100,000-\$124,999	65	83	97	114	49	75%
\$125,000-\$149,999	42	41	67	60	18	43%
\$150,000-\$199,999	33	82	95	101	68	206%
\$200,000 or more	29	6	7	19	-10	-34%
Total Households	1,064	1,041	1,047	996	-68	-6%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,711	\$55,914	\$60,434	\$66,158	\$17,447	36%

*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.

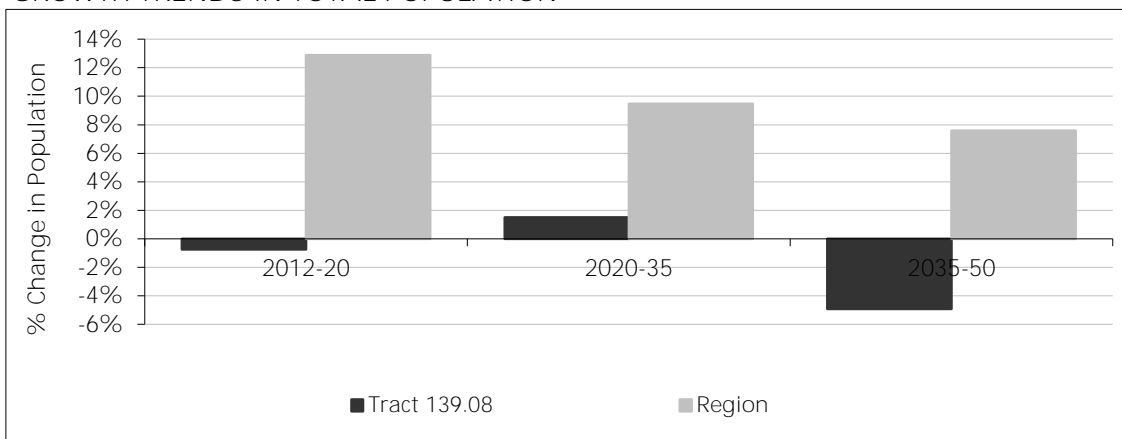
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,773	3,745	3,801	3,614	-159	-4%
Under 5	248	268	236	210	-38	-15%
5 to 9	296	288	273	243	-53	-18%
10 to 14	328	299	288	270	-58	-18%
15 to 17	216	176	167	156	-60	-28%
18 to 19	153	124	115	111	-42	-27%
20 to 24	288	278	222	209	-79	-27%
25 to 29	240	252	202	181	-59	-25%
30 to 34	214	208	205	176	-38	-18%
35 to 39	225	228	247	193	-32	-14%
40 to 44	261	229	273	213	-48	-18%
45 to 49	246	223	226	226	-20	-8%
50 to 54	248	225	207	216	-32	-13%
55 to 59	214	230	187	218	4	2%
60 to 61	70	84	68	69	-1	-1%
62 to 64	92	108	98	105	13	14%
65 to 69	108	144	164	158	50	46%
70 to 74	93	133	193	165	72	77%
75 to 79	106	121	227	223	117	110%
80 to 84	54	53	97	121	67	124%
85 and over	73	74	106	151	78	107%
Median Age	32.7	34.5	38.9	41.4	8.7	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,773	3,745	3,801	3,614	-159	-4%
Hispanic	2,207	2,352	2,583	2,603	396	18%
Non-Hispanic	1,566	1,393	1,218	1,011	-555	-35%
White	762	597	349	163	-599	-79%
Black	383	384	408	401	18	5%
American Indian	14	12	10	10	-4	-29%
Asian	250	250	301	297	47	19%
Hawaiian / Pacific Islander	40	38	34	31	-9	-23%
Other	3	3	3	3	0	0%
Two or More Races	114	109	113	106	-8	-7%

GROWTH TRENDS IN TOTAL POPULATION



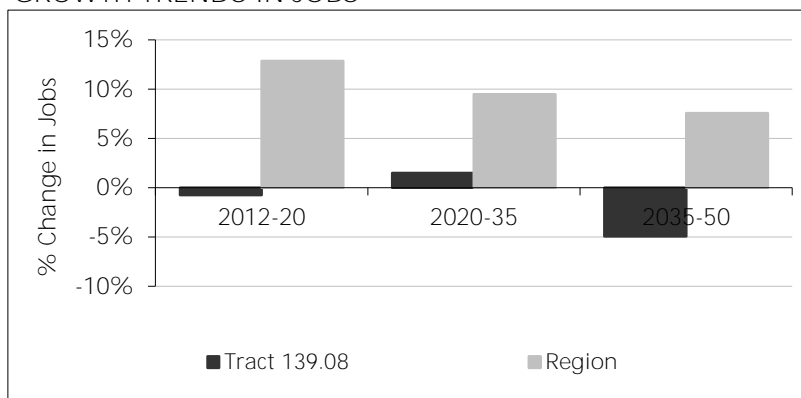
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,196	1,198	1,264	1,326	130	11%
Civilian Jobs	1,196	1,198	1,264	1,326	130	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	273	273	273	273	0	0%
Developed Acres	269	269	271	273	5	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	113	113	114	114	1	1%
Multiple Family	17	17	17	15	-2	-9%
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	46	46	48	51	5	12%
Office	0	0	0	0	0	0%
Schools	35	35	35	35	0	0%
Roads and Freeways	55	55	55	55	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	5	5	2	0	-5	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	0	0	-1	-98%
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	4	4	2	0	-4	-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	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	14.4	14.4	14.8	14.9	0.6	4%
Residential Density ⁴	8.6	8.6	8.6	8.3	-0.3	-3%

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