

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 139.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,538	4,500	4,517	4,119	-419	-9%
Household Population	4,511	4,483	4,486	4,082	-429	-10%
Group Quarters Population	27	17	31	37	10	37%
Civilian	27	17	31	37	10	37%
Military	0	0	0	0	0	0%
Total Housing Units	1,276	1,276	1,276	1,212	-64	-5%
Single Family	1,028	1,028	1,028	1,028	0	0%
Multiple Family	68	68	68	4	-64	-94%
Mobile Homes	180	180	180	180	0	0%
Occupied Housing Units	1,229	1,203	1,201	1,105	-124	-10%
Single Family	982	967	967	927	-55	-6%
Multiple Family	68	56	54	0	-68	-100%
Mobile Homes	179	180	180	178	-1	-1%
Vacancy Rate	3.7%	5.7%	5.9%	8.8%	5.1	138%
Single Family	4.5%	5.9%	5.9%	9.8%	5.3	118%
Multiple Family	0.0%	17.6%	20.6%	100.0%	100.0	0%
Mobile Homes	0.6%	0.0%	0.0%	1.1%	0.5	83%
Persons per Household	3.67	3.73	3.74	3.69	0.0	1%

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	85	114	96	72	-13	-15%
\$15,000-\$29,999	142	210	194	153	11	8%
\$30,000-\$44,999	176	241	174	136	-40	-23%
\$45,000-\$59,999	205	180	225	216	11	5%
\$60,000-\$74,999	178	125	121	125	-53	-30%
\$75,000-\$99,999	96	130	153	142	46	48%
\$100,000-\$124,999	124	75	79	89	-35	-28%
\$125,000-\$149,999	106	82	72	54	-52	-49%
\$150,000-\$199,999	92	45	85	113	21	23%
\$200,000 or more	25	1	2	5	-20	-80%
Total Households	1,229	1,203	1,201	1,105	-124	-10%

*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.

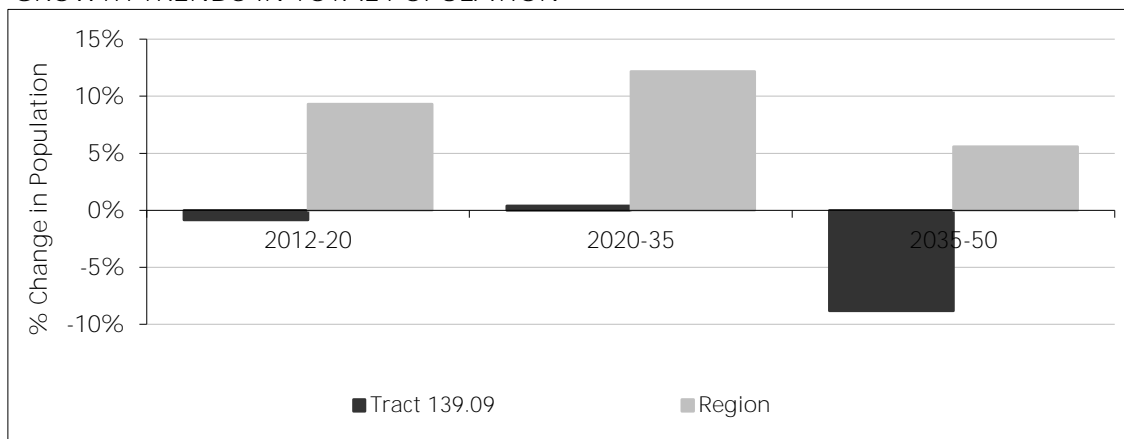
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,538	4,500	4,517	4,119	-419	-9%
Under 5	314	340	292	233	-81	-26%
5 to 9	302	293	274	227	-75	-25%
10 to 14	343	305	290	258	-85	-25%
15 to 17	241	193	181	161	-80	-33%
18 to 19	196	146	126	109	-87	-44%
20 to 24	318	302	245	221	-97	-31%
25 to 29	301	316	254	221	-80	-27%
30 to 34	258	253	242	198	-60	-23%
35 to 39	243	246	265	202	-41	-17%
40 to 44	327	279	316	233	-94	-29%
45 to 49	331	292	286	253	-78	-24%
50 to 54	325	288	264	246	-79	-24%
55 to 59	278	303	252	293	15	5%
60 to 61	90	113	101	104	14	16%
62 to 64	148	179	165	161	13	9%
65 to 69	159	217	231	207	48	30%
70 to 74	109	153	207	167	58	53%
75 to 79	117	134	257	244	127	109%
80 to 84	56	59	130	161	105	188%
85 and over	82	89	139	220	138	168%
Median Age	34.9	37.1	41.4	44.9	10.0	29%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,538	4,500	4,517	4,119	-419	-9%
Hispanic	2,506	2,693	2,954	2,885	379	15%
Non-Hispanic	2,032	1,807	1,563	1,234	-798	-39%
White	1,049	829	482	217	-832	-79%
Black	377	380	402	379	2	1%
American Indian	17	15	14	11	-6	-35%
Asian	358	361	433	415	57	16%
Hawaiian / Pacific Islander	42	42	42	39	-3	-7%
Other	2	2	2	2	0	0%
Two or More Races	187	178	188	171	-16	-9%

GROWTH TRENDS IN TOTAL POPULATION



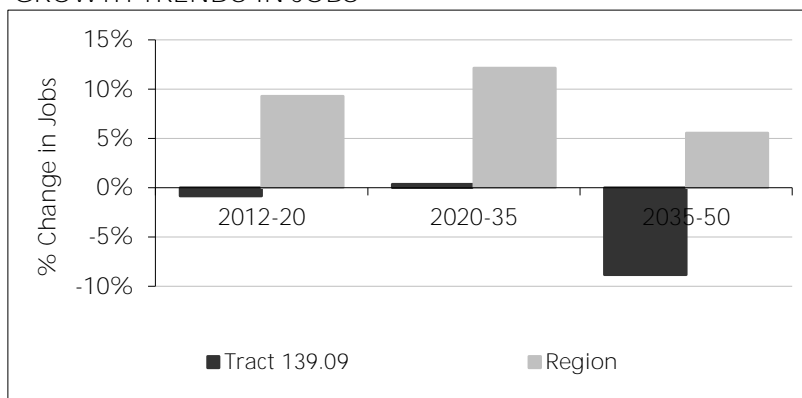
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	132	132	132	184	52	39%
Civilian Jobs	132	132	132	184	52	39%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	266	266	266	266	0	0%
Developed Acres	251	251	251	253	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	163	163	163	163	0	0%
Multiple Family	2	2	2	0	-2	-90%
Mobile Homes	18	18	18	18	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	0	-1	-100%
Commercial/Services	7	7	7	11	4	63%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	61	61	61	61	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	14	14	14	13	-2	-11%
Low Density Single Family	0	0	0	0	0	0%
Single Family	12	12	12	12	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	2	2	2	1	-2	-75%
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	17.3	17.3	17.3	16.3	-1.0	-6%
Residential Density ⁴	7.0	7.0	7.0	6.7	-0.3	-4%

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