

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 133.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,974	3,992	3,993	4,002	28	1%
Household Population	3,941	3,961	3,949	3,949	8	0%
Group Quarters Population	33	31	44	53	20	61%
Civilian	33	31	44	53	20	61%
Military	0	0	0	0	0	0%
Total Housing Units	1,022	1,022	1,024	1,054	32	3%
Single Family	804	804	804	834	30	4%
Multiple Family	77	77	79	79	2	3%
Mobile Homes	141	141	141	141	0	0%
Occupied Housing Units	1,022	1,017	1,017	1,030	8	1%
Single Family	805	800	803	822	17	2%
Multiple Family	76	76	74	72	-4	-5%
Mobile Homes	141	141	140	136	-5	-4%
Vacancy Rate	0.0%	0.5%	0.7%	2.3%	2.3	0%
Single Family	-0.1%	0.5%	0.1%	1.4%	1.5	-1500%
Multiple Family	1.3%	1.3%	6.3%	8.9%	7.6	585%
Mobile Homes	0.0%	0.0%	0.7%	3.5%	3.5	0%
Persons per Household	3.86	3.89	3.88	3.83	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	46	76	69	59	13	28%
\$15,000-\$29,999	118	115	91	72	-46	-39%
\$30,000-\$44,999	166	110	113	105	-61	-37%
\$45,000-\$59,999	177	100	104	107	-70	-40%
\$60,000-\$74,999	140	134	111	77	-63	-45%
\$75,000-\$99,999	169	172	154	157	-12	-7%
\$100,000-\$124,999	92	122	122	166	74	80%
\$125,000-\$149,999	57	63	105	98	41	72%
\$150,000-\$199,999	43	79	80	110	67	156%
\$200,000 or more	14	46	68	79	65	464%
Total Households	1,022	1,017	1,017	1,030	8	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$60,429	\$72,034	\$78,328	\$90,127	\$29,698	49%

*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.

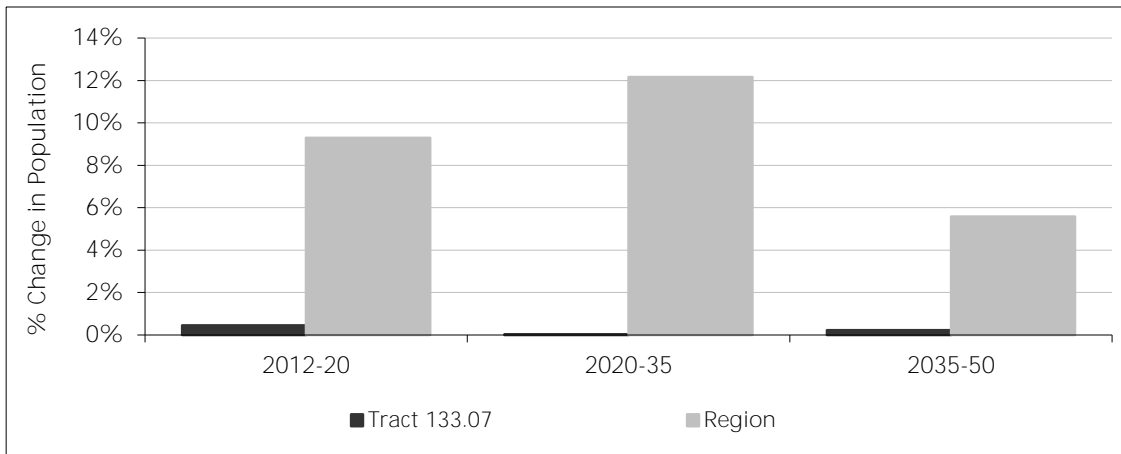
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,974	3,992	3,993	4,002	28	1%
Under 5	264	284	231	197	-67	-25%
5 to 9	228	216	204	178	-50	-22%
10 to 14	315	271	249	233	-82	-26%
15 to 17	206	169	146	144	-62	-30%
18 to 19	160	117	98	94	-66	-41%
20 to 24	330	305	232	218	-112	-34%
25 to 29	240	260	201	184	-56	-23%
30 to 34	211	203	192	168	-43	-20%
35 to 39	235	227	230	189	-46	-20%
40 to 44	267	226	264	216	-51	-19%
45 to 49	265	244	238	241	-24	-9%
50 to 54	280	286	269	310	30	11%
55 to 59	232	259	209	262	30	13%
60 to 61	72	95	86	93	21	29%
62 to 64	95	121	125	137	42	44%
65 to 69	149	204	236	235	86	58%
70 to 74	130	182	253	239	109	84%
75 to 79	112	127	222	228	116	104%
80 to 84	99	96	164	199	100	101%
85 and over	84	100	144	237	153	182%
Median Age	35.7	38.8	44.0	48.7	13.0	36%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,974	3,992	3,993	4,002	28	1%
Hispanic	2,870	2,981	3,055	3,116	246	9%
Non-Hispanic	1,104	1,011	938	886	-218	-20%
White	501	429	331	265	-236	-47%
Black	165	153	123	100	-65	-39%
American Indian	5	4	4	4	-1	-20%
Asian	335	330	382	415	80	24%
Hawaiian / Pacific Islander	23	21	18	17	-6	-26%
Other	2	2	2	2	0	0%
Two or More Races	73	72	78	83	10	14%

GROWTH TRENDS IN TOTAL POPULATION



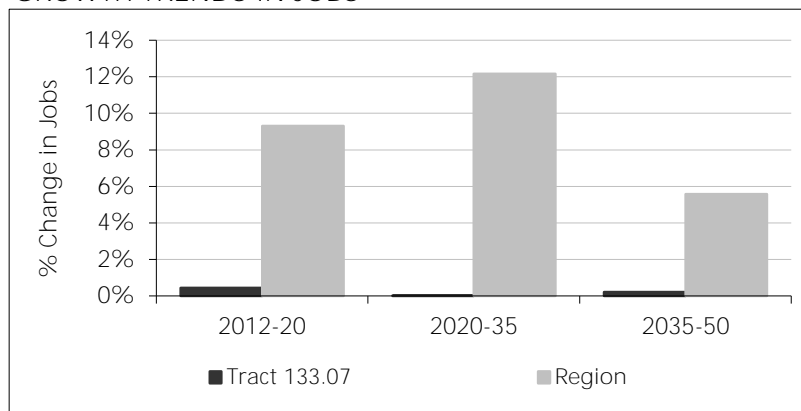
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	838	887	887	887	49	6%
Civilian Jobs	838	887	887	887	49	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	327	327	327	327	0	0%
Developed Acres	317	318	319	325	8	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	136	135	135	142	6	4%
Multiple Family	5	5	6	6	1	15%
Mobile Homes	14	14	14	14	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	33	34	34	34	1	3%
Commercial/Services	5	5	5	5	0	3%
Office	0	0	0	0	0	0%
Schools	18	18	18	18	0	0%
Roads and Freeways	59	59	59	59	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	47	48	48	48	1	1%
Vacant Developable Acres	11	9	8	2	-8	-80%
Low Density Single Family	0	0	0	0	0	0%
Single Family	8	8	8	2	-6	-75%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	1	0	0	0	-1	-100%
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	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	14.9	15.5	15.5	15.5	0.6	4%
Residential Density ⁴	6.6	6.6	6.6	6.5	-0.1	-1%

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