

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 132.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,067	4,157	3,994	3,749	-318	-8%
Household Population	4,067	4,157	3,994	3,749	-318	-8%
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	1,141	1,144	1,104	1,077	-64	-6%
Single Family	456	459	419	396	-60	-13%
Multiple Family	246	246	246	242	-4	-2%
Mobile Homes	439	439	439	439	0	0%
Occupied Housing Units	1,124	1,128	1,083	1,033	-91	-8%
Single Family	458	459	420	395	-63	-14%
Multiple Family	244	244	240	226	-18	-7%
Mobile Homes	422	425	423	412	-10	-2%
Vacancy Rate	1.5%	1.4%	1.9%	4.1%	2.6	173%
Single Family	-0.4%	0.0%	-0.2%	0.3%	0.7	-175%
Multiple Family	0.8%	0.8%	2.4%	6.6%	5.8	725%
Mobile Homes	3.9%	3.2%	3.6%	6.2%	2.3	59%
Persons per Household	3.62	3.69	3.69	3.63	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	164	139	113	94	-70	-43%
\$15,000-\$29,999	296	256	226	192	-104	-35%
\$30,000-\$44,999	312	248	209	214	-98	-31%
\$45,000-\$59,999	128	169	192	147	19	15%
\$60,000-\$74,999	83	126	124	117	34	41%
\$75,000-\$99,999	73	96	104	134	61	84%
\$100,000-\$124,999	45	70	65	60	15	33%
\$125,000-\$149,999	15	16	43	55	40	267%
\$150,000-\$199,999	6	3	1	15	9	150%
\$200,000 or more	2	5	6	5	3	150%
Total Households	1,124	1,128	1,083	1,033	-91	-8%
Median Household Income						
Adjusted for inflation (\$2010)	\$34,904	\$40,222	\$44,533	\$46,684	\$11,780	34%

*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.

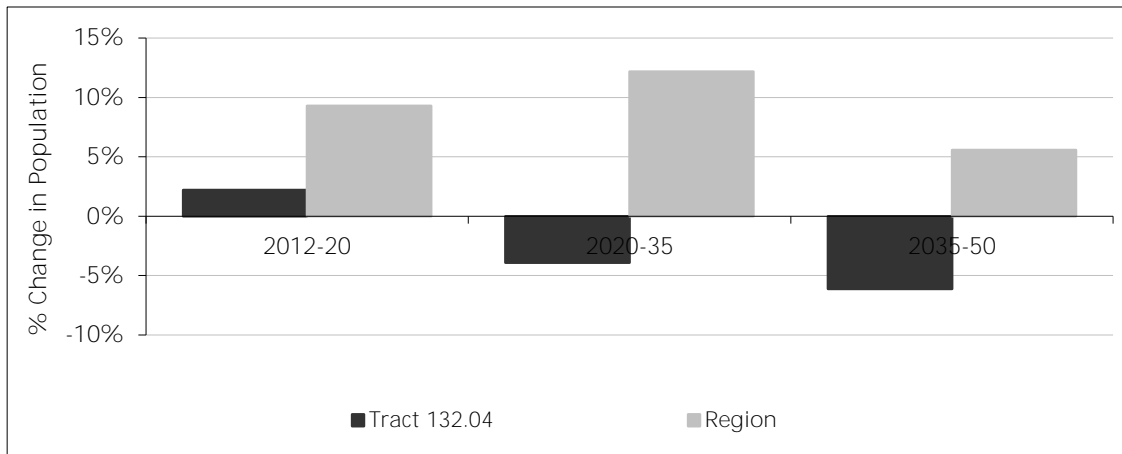
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,067	4,157	3,994	3,749	-318	-8%
Under 5	282	310	248	191	-91	-32%
5 to 9	276	265	236	192	-84	-30%
10 to 14	328	290	254	221	-107	-33%
15 to 17	205	166	139	124	-81	-40%
18 to 19	162	125	100	91	-71	-44%
20 to 24	382	378	278	249	-133	-35%
25 to 29	274	301	228	190	-84	-31%
30 to 34	240	235	220	177	-63	-26%
35 to 39	242	235	230	169	-73	-30%
40 to 44	228	197	230	173	-55	-24%
45 to 49	322	297	278	262	-60	-19%
50 to 54	294	307	271	290	-4	-1%
55 to 59	238	286	236	290	52	22%
60 to 61	74	99	93	92	18	24%
62 to 64	97	129	128	123	26	27%
65 to 69	91	132	169	155	64	70%
70 to 74	92	130	200	175	83	90%
75 to 79	86	100	176	173	87	101%
80 to 84	73	75	137	177	104	142%
85 and over	81	100	143	235	154	190%
Median Age	32.6	35.2	41.4	46.9	14.3	44%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,067	4,157	3,994	3,749	-318	-8%
Hispanic	3,560	3,696	3,594	3,403	-157	-4%
Non-Hispanic	507	461	400	346	-161	-32%
White	280	241	177	130	-150	-54%
Black	54	51	39	29	-25	-46%
American Indian	3	2	2	2	-1	-33%
Asian	124	122	135	136	12	10%
Hawaiian / Pacific Islander	4	4	4	4	0	0%
Other	4	4	4	4	0	0%
Two or More Races	38	37	39	41	3	8%

GROWTH TRENDS IN TOTAL POPULATION



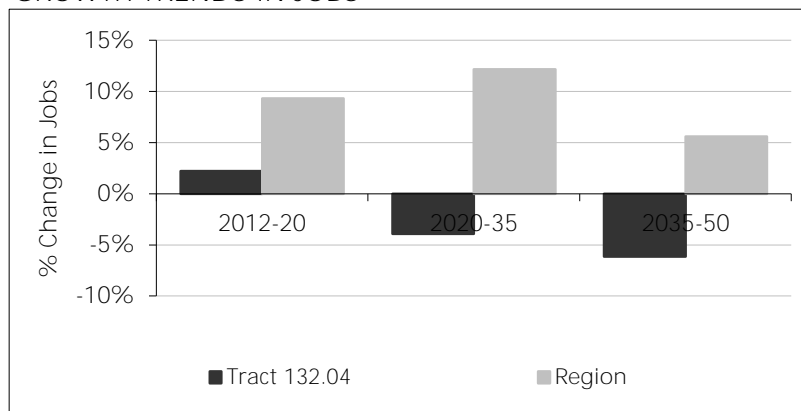
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	454	515	680	764	310	68%
Civilian Jobs	454	515	680	764	310	68%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	198	198	198	198	0	0%
Developed Acres	194	196	197	197	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	60	60	55	53	-7	-12%
Multiple Family	8	8	8	8	0	-2%
Mobile Homes	46	46	46	46	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	14	15	20	23	9	66%
Commercial/Services	12	13	13	13	1	10%
Office	0	0	0	0	0	0%
Schools	7	7	7	7	0	0%
Roads and Freeways	47	47	47	47	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	4	2	2	1	-3	-71%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	-14%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	0	0	0	-1	-100%
Commercial/Services	2	1	0	0	-2	-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	13.9	15.0	16.9	17.7	3.9	28%
Residential Density ⁴	10.0	10.0	10.2	10.1	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