

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 135.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,816	5,157	5,151	6,121	1,305	27%
Household Population	4,816	5,157	5,151	6,121	1,305	27%
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	1,920	2,177	2,184	2,312	392	20%
Single Family	1,238	1,495	1,502	1,600	362	29%
Multiple Family	552	552	552	582	30	5%
Mobile Homes	130	130	130	130	0	0%
Occupied Housing Units	1,837	1,951	1,953	2,354	517	28%
Single Family	923	1,125	1,139	1,481	558	60%
Multiple Family	792	703	692	755	-37	-5%
Mobile Homes	122	123	122	118	-4	-3%
Vacancy Rate	4.3%	10.4%	10.6%	-1.8%	-6.1	-142%
Single Family	25.4%	24.7%	24.2%	7.4%	-18.0	-71%
Multiple Family	-43.5%	-27.4%	-25.4%	-29.7%	13.8	-32%
Mobile Homes	6.2%	5.4%	6.2%	9.2%	3.0	48%
Persons per Household	2.62	2.64	2.64	2.60	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	129	137	111	106	-23	-18%
\$15,000-\$29,999	105	167	140	142	37	35%
\$30,000-\$44,999	232	222	170	197	-35	-15%
\$45,000-\$59,999	260	171	204	219	-41	-16%
\$60,000-\$74,999	229	244	220	187	-42	-18%
\$75,000-\$99,999	341	346	298	385	44	13%
\$100,000-\$124,999	229	186	249	325	96	42%
\$125,000-\$149,999	142	179	193	206	64	45%
\$150,000-\$199,999	122	189	211	334	212	174%
\$200,000 or more	48	110	157	253	205	427%
Total Households	1,837	1,951	1,953	2,354	517	28%
Median Household Income						
Adjusted for inflation (\$2010)	\$72,609	\$77,493	\$86,032	\$96,169	\$23,560	32%

*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.

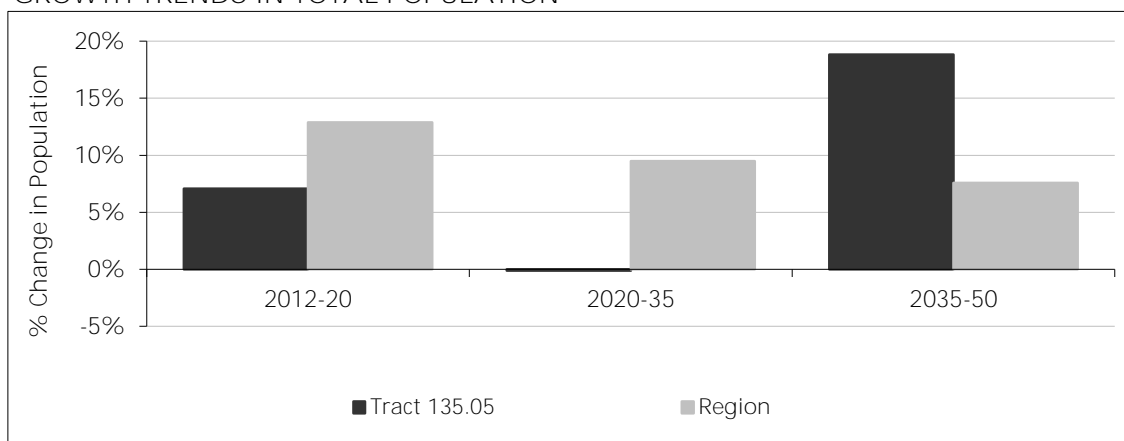
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,816	5,157	5,151	6,121	1,305	27%
Under 5	368	433	396	459	91	25%
5 to 9	284	312	332	416	132	46%
10 to 14	303	302	303	352	49	16%
15 to 17	220	200	211	258	38	17%
18 to 19	168	127	129	142	-26	-15%
20 to 24	378	373	354	392	14	4%
25 to 29	440	485	437	539	99	23%
30 to 34	340	369	362	453	113	33%
35 to 39	270	318	313	343	73	27%
40 to 44	236	229	275	303	67	28%
45 to 49	315	284	306	346	31	10%
50 to 54	319	294	311	390	71	22%
55 to 59	346	362	288	402	56	16%
60 to 61	118	141	101	127	9	8%
62 to 64	169	210	169	205	36	21%
65 to 69	213	307	302	375	162	76%
70 to 74	100	164	191	204	104	104%
75 to 79	83	106	158	135	52	63%
80 to 84	63	56	90	65	2	3%
85 and over	83	85	123	215	132	159%
Median Age	33.6	34.7	35.8	35.7	2.1	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,816	5,157	5,151	6,121	1,305	27%
Hispanic	1,208	1,541	1,996	2,932	1,724	143%
Non-Hispanic	3,608	3,616	3,155	3,189	-419	-12%
White	2,621	2,454	1,688	1,137	-1,484	-57%
Black	498	600	752	1,074	576	116%
American Indian	24	26	26	27	3	13%
Asian	196	233	328	469	273	139%
Hawaiian / Pacific Islander	28	31	32	46	18	64%
Other	21	23	27	30	9	43%
Two or More Races	220	249	302	406	186	85%

GROWTH TRENDS IN TOTAL POPULATION



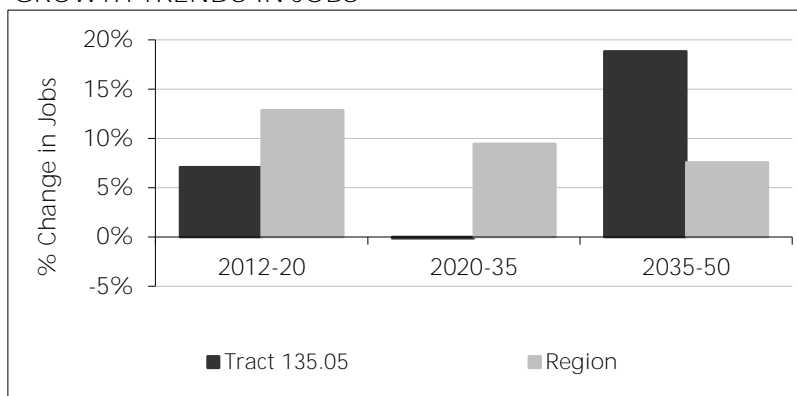
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	879	905	921	934	55	6%
Civilian Jobs	879	905	921	934	55	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	678	678	678	678	0	0%
Developed Acres	488	528	530	544	56	11%
Low Density Single Family	0	0	0	0	0	0%
Single Family	258	277	280	293	35	14%
Multiple Family	25	25	25	26	1	5%
Mobile Homes	18	0	0	0	-18	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	45	45	45	45	0	0%
Commercial/Services	16	16	16	16	0	-2%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	115	115	115	115	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2	40	40	39	38	2453%
Vacant Developable Acres	69	51	49	36	-33	-48%
Low Density Single Family	0	0	0	0	0	0%
Single Family	17	16	14	0	-17	-97%
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	0	0	0	0	0	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	16	0	0	0	-16	-100%
Future Roads and Freeways	35	35	35	35	0	0%
Constrained Acres	99	99	99	99	0	0%
Employment Density ³	12.3	12.7	12.9	13.1	0.8	7%
Residential Density ⁴	6.4	7.2	7.2	7.2	0.9	14%

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