

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 98.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,814	4,930	5,002	4,973	159	3%
Household Population	4,793	4,917	4,978	4,943	150	3%
Group Quarters Population	21	13	24	30	9	43%
Civilian	21	13	24	30	9	43%
Military	0	0	0	0	0	0%
Total Housing Units	1,843	1,843	1,843	1,844	1	0%
Single Family	1,842	1,842	1,842	1,843	1	0%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,814	1,813	1,822	1,815	1	0%
Single Family	1,814	1,812	1,821	1,815	1	0%
Multiple Family	0	1	1	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.6%	1.6%	1.1%	1.6%	0.0	0%
Single Family	1.5%	1.6%	1.1%	1.5%	0.0	0%
Multiple Family	100.0%	0.0%	0.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.64	2.71	2.73	2.72	0.1	3%

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	125	129	109	91	-34	-27%
\$15,000-\$29,999	189	144	106	89	-100	-53%
\$30,000-\$44,999	156	183	149	166	10	6%
\$45,000-\$59,999	173	137	172	137	-36	-21%
\$60,000-\$74,999	132	221	212	137	5	4%
\$75,000-\$99,999	316	256	209	267	-49	-16%
\$100,000-\$124,999	241	180	244	227	-14	-6%
\$125,000-\$149,999	149	196	165	141	-8	-5%
\$150,000-\$199,999	168	174	235	258	90	54%
\$200,000 or more	165	193	221	302	137	83%
Total Households	1,814	1,813	1,822	1,815	1	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$85,443	\$84,033	\$94,498	\$102,258	\$16,815	20%

*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.

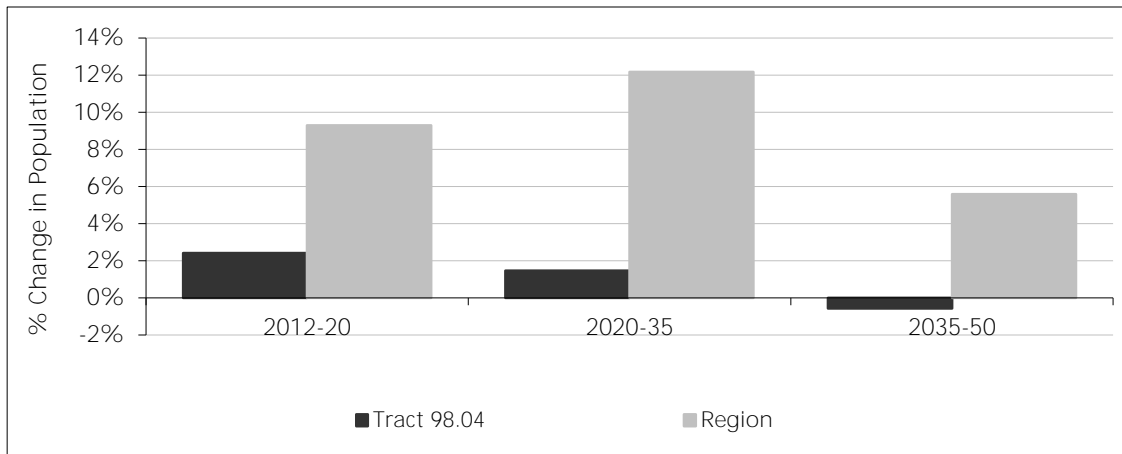
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,814	4,930	5,002	4,973	159	3%
Under 5	169	190	151	169	0	0%
5 to 9	275	293	252	275	0	0%
10 to 14	265	246	250	245	-20	-8%
15 to 17	195	156	170	154	-41	-21%
18 to 19	120	78	82	64	-56	-47%
20 to 24	264	232	213	196	-68	-26%
25 to 29	234	208	157	170	-64	-27%
30 to 34	228	218	163	193	-35	-15%
35 to 39	265	304	232	254	-11	-4%
40 to 44	352	317	323	281	-71	-20%
45 to 49	329	269	283	229	-100	-30%
50 to 54	376	300	309	268	-108	-29%
55 to 59	377	373	299	337	-40	-11%
60 to 61	119	140	107	134	15	13%
62 to 64	193	226	190	223	30	16%
65 to 69	277	377	344	387	110	40%
70 to 74	237	386	439	370	133	56%
75 to 79	243	322	536	432	189	78%
80 to 84	167	163	310	294	127	76%
85 and over	129	132	192	298	169	131%
Median Age	45.6	49.1	53.6	54.8	9.2	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,814	4,930	5,002	4,973	159	3%
Hispanic	720	857	1,016	1,187	467	65%
Non-Hispanic	4,094	4,073	3,986	3,786	-308	-8%
White	3,517	3,450	3,202	2,901	-616	-18%
Black	120	131	149	164	44	37%
American Indian	19	19	19	18	-1	-5%
Asian	260	278	373	421	161	62%
Hawaiian / Pacific Islander	14	18	27	36	22	157%
Other	10	10	12	12	2	20%
Two or More Races	154	167	204	234	80	52%

GROWTH TRENDS IN TOTAL POPULATION



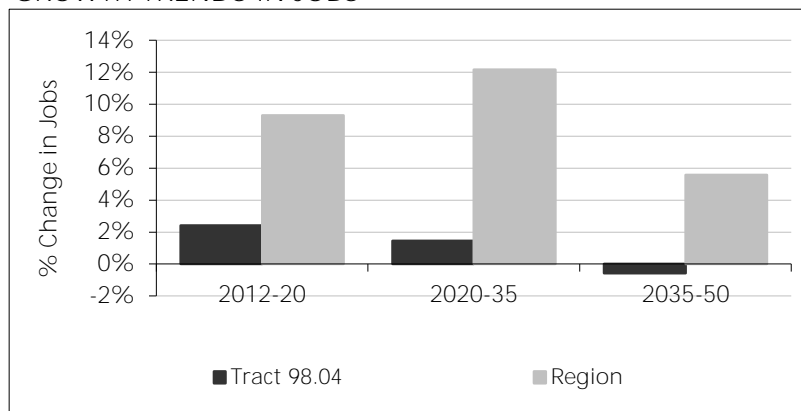
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	471	480	529	529	58	12%
Civilian Jobs	471	480	529	529	58	12%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	455	455	455	455	0	0%
Developed Acres	444	444	444	444	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	288	288	288	288	0	0%
Multiple Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Commercial/Services	19	19	19	19	0	0%
Office	0	0	0	0	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	116	116	116	116	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
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	0%
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	10	10	10	10	0	0%
Employment Density ³	14.6	14.9	16.4	16.4	1.8	12%
Residential Density ⁴	6.4	6.4	6.4	6.4	0.0	0%

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