

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 104.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,665	5,788	6,048	6,240	575	10%
Household Population	5,654	5,778	6,034	6,223	569	10%
Group Quarters Population	11	10	14	17	6	55%
Civilian	11	10	14	17	6	55%
Military	0	0	0	0	0	0%
Total Housing Units	1,910	1,913	1,951	2,027	117	6%
Single Family	882	884	884	856	-26	-3%
Multiple Family	1,028	1,029	1,067	1,171	143	14%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,810	1,816	1,884	1,953	143	8%
Single Family	842	841	848	827	-15	-2%
Multiple Family	968	975	1,036	1,126	158	16%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	5.1%	3.4%	3.7%	-1.5	-29%
Single Family	4.5%	4.9%	4.1%	3.4%	-1.1	-24%
Multiple Family	5.8%	5.2%	2.9%	3.8%	-2.0	-34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.12	3.18	3.20	3.19	0.1	2%

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	228	178	147	127	-101	-44%
\$15,000-\$29,999	466	347	316	299	-167	-36%
\$30,000-\$44,999	251	306	298	271	20	8%
\$45,000-\$59,999	302	301	283	295	-7	-2%
\$60,000-\$74,999	166	187	254	256	90	54%
\$75,000-\$99,999	164	230	243	261	97	59%
\$100,000-\$124,999	90	125	149	176	86	96%
\$125,000-\$149,999	60	58	73	116	56	93%
\$150,000-\$199,999	24	66	93	97	73	304%
\$200,000 or more	59	18	28	55	-4	-7%
Total Households	1,810	1,816	1,884	1,953	143	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,610	\$48,837	\$54,594	\$59,212	\$16,602	39%

*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.

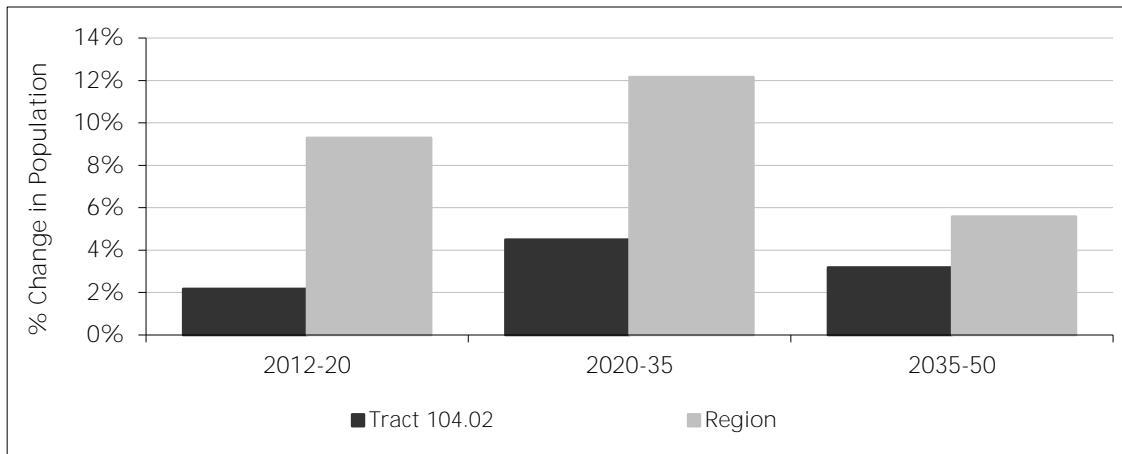
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,665	5,788	6,048	6,240	575	10%
Under 5	530	599	549	508	-22	-4%
5 to 9	424	426	429	419	-5	-1%
10 to 14	392	371	365	382	-10	-3%
15 to 17	252	220	212	228	-24	-10%
18 to 19	198	154	157	161	-37	-19%
20 to 24	525	502	424	423	-102	-19%
25 to 29	607	621	525	497	-110	-18%
30 to 34	378	359	374	349	-29	-8%
35 to 39	349	346	396	346	-3	-1%
40 to 44	342	296	367	326	-16	-5%
45 to 49	337	309	331	352	15	4%
50 to 54	377	352	358	409	32	8%
55 to 59	290	325	296	375	85	29%
60 to 61	87	116	119	136	49	56%
62 to 64	115	150	154	167	52	45%
65 to 69	124	184	224	242	118	95%
70 to 74	119	185	267	251	132	111%
75 to 79	90	116	228	245	155	172%
80 to 84	62	69	139	183	121	195%
85 and over	67	88	134	241	174	260%
Median Age	29.2	30.0	34.9	37.2	8.0	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,665	5,788	6,048	6,240	575	10%
Hispanic	3,347	3,801	4,314	4,935	1,588	47%
Non-Hispanic	2,318	1,987	1,734	1,305	-1,013	-44%
White	1,207	1,000	637	196	-1,011	-84%
Black	236	199	220	217	-19	-8%
American Indian	35	21	6	2	-33	-94%
Asian	568	509	597	613	45	8%
Hawaiian / Pacific Islander	47	41	27	19	-28	-60%
Other	7	4	2	2	-5	-71%
Two or More Races	218	213	245	256	38	17%

GROWTH TRENDS IN TOTAL POPULATION



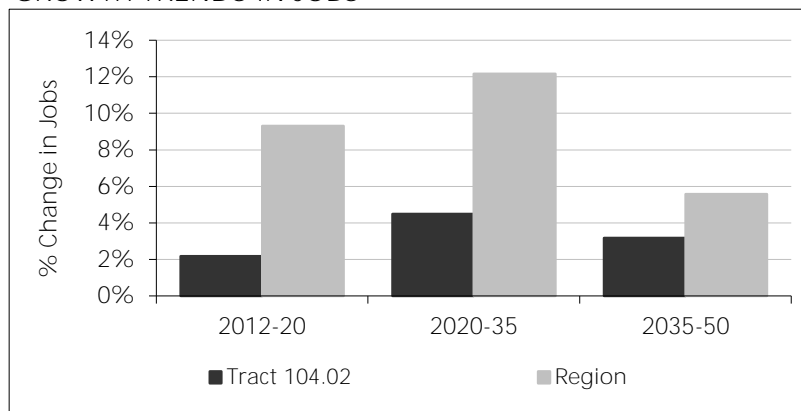
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	114	114	199	200	86	75%
Civilian Jobs	114	114	199	200	86	75%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	168	168	168	168	0	0%
Developed Acres	167	167	168	168	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	87	87	87	83	-3	-4%
Multiple Family	31	31	30	33	2	7%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	3	4	4	--
Industrial	0	0	0	0	0	0%
Commercial/Services	3	3	1	1	-2	-73%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	46	46	46	46	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	1	0	0	0	-1	-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	-100%
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	0	0	0	0	0	0%
Employment Density ³	34.5	34.5	70.7	67.7	33.2	96%
Residential Density ⁴	16.3	16.3	16.5	17.1	0.9	5%

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