

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 98.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,744	4,855	4,999	4,980	236	5%
Household Population	4,738	4,851	4,989	4,967	229	5%
Group Quarters Population	6	4	10	13	7	117%
Civilian	6	4	10	13	7	117%
Military	0	0	0	0	0	0%
Total Housing Units	2,028	2,027	2,061	2,066	38	2%
Single Family	1,816	1,815	1,838	1,843	27	1%
Multiple Family	212	212	223	223	11	5%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,993	1,990	2,027	2,024	31	2%
Single Family	1,781	1,778	1,809	1,809	28	2%
Multiple Family	212	212	218	215	3	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.7%	1.8%	1.6%	2.0%	0.3	18%
Single Family	1.9%	2.0%	1.6%	1.8%	-0.1	-5%
Multiple Family	0.0%	0.0%	2.2%	3.6%	3.6	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.38	2.44	2.46	2.45	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	154	213	191	174	20	13%
\$15,000-\$29,999	140	230	217	169	29	21%
\$30,000-\$44,999	172	212	180	164	-8	-5%
\$45,000-\$59,999	109	286	214	197	88	81%
\$60,000-\$74,999	244	204	288	282	38	16%
\$75,000-\$99,999	283	292	275	279	-4	-1%
\$100,000-\$124,999	273	140	172	216	-57	-21%
\$125,000-\$149,999	167	142	164	128	-39	-23%
\$150,000-\$199,999	200	145	158	205	5	3%
\$200,000 or more	251	126	168	210	-41	-16%
Total Households	1,993	1,990	2,027	2,024	31	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$90,680	\$63,971	\$71,016	\$77,330	(\$13,350)	-15%

*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.

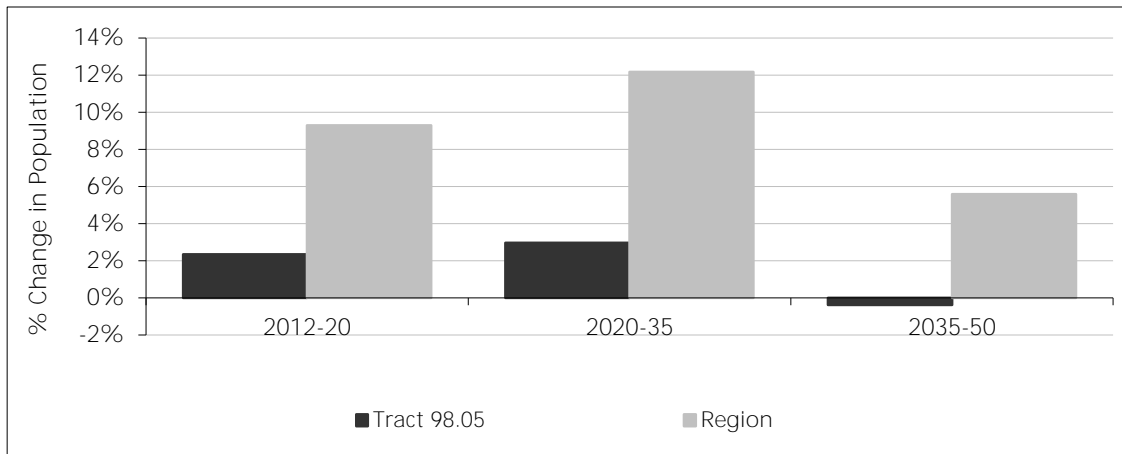
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,744	4,855	4,999	4,980	236	5%
Under 5	214	238	205	231	17	8%
5 to 9	218	233	210	232	14	6%
10 to 14	268	258	259	258	-10	-4%
15 to 17	211	176	206	185	-26	-12%
18 to 19	144	89	103	65	-79	-55%
20 to 24	201	171	165	139	-62	-31%
25 to 29	214	193	152	163	-51	-24%
30 to 34	197	191	152	179	-18	-9%
35 to 39	271	313	260	281	10	4%
40 to 44	312	289	316	276	-36	-12%
45 to 49	352	292	316	268	-84	-24%
50 to 54	405	322	348	307	-98	-24%
55 to 59	394	385	318	356	-38	-10%
60 to 61	153	178	133	157	4	3%
62 to 64	232	267	211	244	12	5%
65 to 69	322	437	397	449	127	39%
70 to 74	197	325	395	339	142	72%
75 to 79	184	240	399	303	119	65%
80 to 84	137	136	270	256	119	87%
85 and over	118	122	184	292	174	147%
Median Age	46.7	49.7	52.2	53.5	6.8	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,744	4,855	4,999	4,980	236	5%
Hispanic	623	743	901	1,062	439	70%
Non-Hispanic	4,121	4,112	4,098	3,918	-203	-5%
White	3,602	3,546	3,372	3,093	-509	-14%
Black	116	127	147	163	47	41%
American Indian	11	11	11	12	1	9%
Asian	211	227	311	352	141	67%
Hawaiian / Pacific Islander	22	27	39	47	25	114%
Other	7	7	7	7	0	0%
Two or More Races	152	167	211	244	92	61%

GROWTH TRENDS IN TOTAL POPULATION



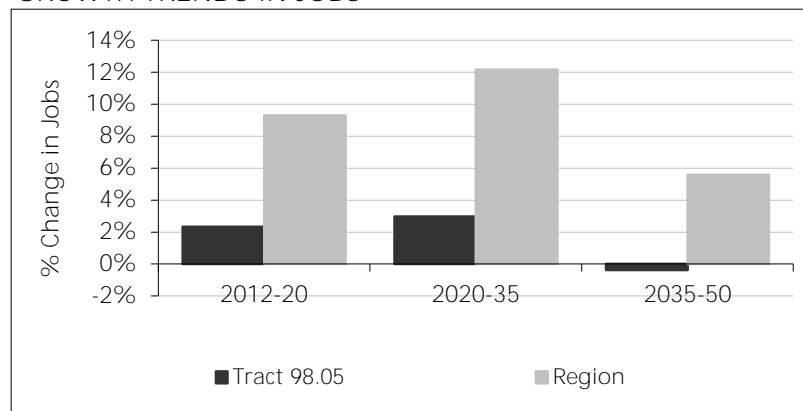
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	196	204	205	205	9	5%
Civilian Jobs	196	204	205	205	9	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,857	1,857	1,857	1,857	0	0%
Developed Acres	1,480	1,480	1,482	1,483	3	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	314	314	316	317	3	1%
Multiple Family	10	10	10	10	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	3	3	3	3	0	0%
Commercial/Services	6	6	6	6	0	0%
Office	2	2	2	2	0	2%
Schools	0	0	0	0	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	1,030	1,030	1,030	1,030	0	0%
Vacant Developable Acres	3	3	1	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	1	0	-3	-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	-100%
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	375	375	375	375	0	0%
Employment Density ³	17.5	18.2	18.2	18.2	0.7	4%
Residential Density ⁴	6.3	6.3	6.3	6.3	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