

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 4

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,680	3,776	4,911	7,084	3,404	93%
Household Population	3,369	3,482	4,584	6,733	3,364	100%
Group Quarters Population	311	294	327	351	40	13%
Civilian	311	294	327	351	40	13%
Military	0	0	0	0	0	0%
Total Housing Units	2,303	2,245	2,890	4,247	1,944	84%
Single Family	245	221	166	48	-197	-80%
Multiple Family	2,058	2,024	2,724	4,199	2,141	104%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,151	2,117	2,725	4,040	1,889	88%
Single Family	220	180	142	34	-186	-85%
Multiple Family	1,931	1,937	2,583	4,006	2,075	107%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.6%	5.7%	5.7%	4.9%	-1.7	-26%
Single Family	10.2%	18.6%	14.5%	29.2%	19.0	186%
Multiple Family	6.2%	4.3%	5.2%	4.6%	-1.6	-26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.57	1.64	1.68	1.67	0.1	6%

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	112	150	193	208	96	86%
\$15,000-\$29,999	329	285	317	420	91	28%
\$30,000-\$44,999	469	258	353	489	20	4%
\$45,000-\$59,999	402	258	287	395	-7	-2%
\$60,000-\$74,999	230	238	309	452	222	97%
\$75,000-\$99,999	312	307	371	611	299	96%
\$100,000-\$124,999	127	220	283	404	277	218%
\$125,000-\$149,999	60	137	198	343	283	472%
\$150,000-\$199,999	47	126	212	348	301	640%
\$200,000 or more	63	138	202	370	307	487%
Total Households	2,151	2,117	2,725	4,040	1,889	88%
Median Household Income						
Adjusted for inflation (\$2010)	\$51,175	\$66,775	\$70,316	\$77,291	\$26,116	51%

*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.

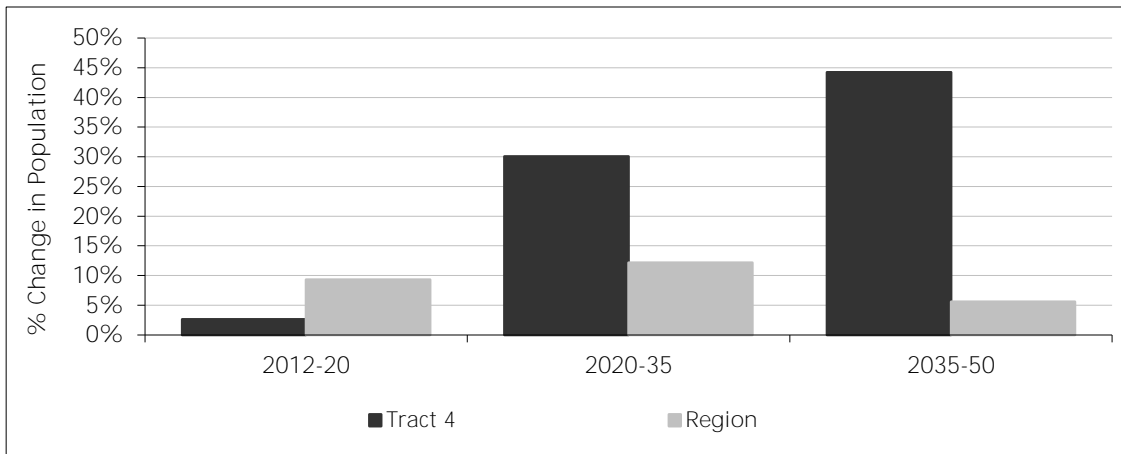
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,680	3,776	4,911	7,084	3,404	93%
Under 5	174	209	286	445	271	156%
5 to 9	41	42	57	86	45	110%
10 to 14	62	56	80	129	67	108%
15 to 17	28	24	39	53	25	89%
18 to 19	41	29	42	53	12	29%
20 to 24	163	153	196	230	67	41%
25 to 29	654	640	716	1,073	419	64%
30 to 34	602	605	708	1,147	545	91%
35 to 39	392	444	540	801	409	104%
40 to 44	290	272	405	486	196	68%
45 to 49	298	245	369	443	145	49%
50 to 54	208	181	253	347	139	67%
55 to 59	186	189	209	336	150	81%
60 to 61	73	88	85	118	45	62%
62 to 64	99	115	122	191	92	93%
65 to 69	160	217	259	383	223	139%
70 to 74	71	115	167	182	111	156%
75 to 79	48	60	143	181	133	277%
80 to 84	48	48	140	191	143	298%
85 and over	42	44	95	209	167	398%
Median Age	36.0	36.5	38.1	37.0	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,680	3,776	4,911	7,084	3,404	93%
Hispanic	616	764	1,278	2,164	1,548	251%
Non-Hispanic	3,064	3,012	3,633	4,920	1,856	61%
White	2,404	2,305	2,582	3,285	881	37%
Black	137	139	146	160	23	17%
American Indian	12	10	11	7	-5	-42%
Asian	376	412	673	1,109	733	195%
Hawaiian / Pacific Islander	10	13	25	47	37	370%
Other	13	11	7	4	-9	-69%
Two or More Races	112	122	189	308	196	175%

GROWTH TRENDS IN TOTAL POPULATION



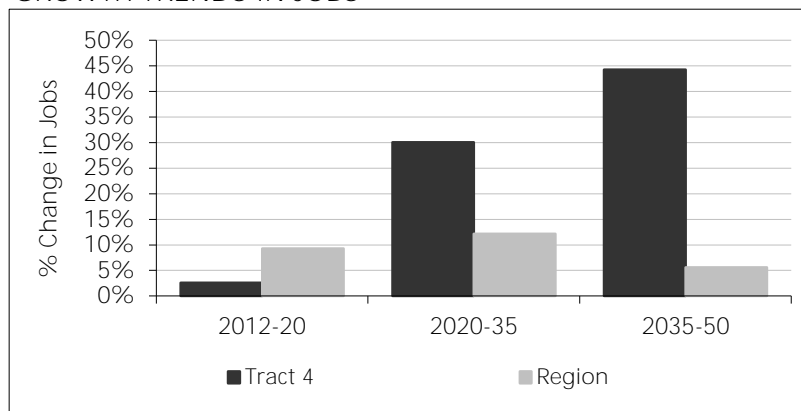
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	13,322	14,397	15,116	15,488	2,166	16%
Civilian Jobs	13,322	14,397	15,116	15,488	2,166	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	303	303	303	303	0	0%
Developed Acres	295	298	300	302	7	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	19	17	12	4	-14	-76%
Multiple Family	44	41	43	50	6	14%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	9	20	29	29	--
Industrial	3	3	3	3	0	0%
Commercial/Services	80	77	72	64	-16	-20%
Office	4	6	5	6	2	48%
Schools	9	9	9	9	0	0%
Roads and Freeways	82	82	82	82	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	52	52	52	52	0	0%
Vacant Developable Acres	7	4	1	0	-7	-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	2	1	0	0	-2	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	2	1	0	-3	-100%
Office	2	1	1	0	-2	-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	1	1	1	1	0	0%
Employment Density ³	137.9	143.6	151.0	159.4	21.5	16%
Residential Density ⁴	36.2	35.4	43.9	60.6	24.4	67%

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