

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 198.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,472	4,530	4,592	4,585	113	3%
Household Population	4,465	4,529	4,583	4,573	108	2%
Group Quarters Population	7	1	9	12	5	71%
Civilian	7	1	9	12	5	71%
Military	0	0	0	0	0	0%
Total Housing Units	1,719	1,719	1,724	1,724	5	0%
Single Family	1,719	1,719	1,724	1,724	5	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,672	1,665	1,681	1,680	8	0%
Single Family	1,672	1,665	1,681	1,680	8	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.7%	3.1%	2.5%	2.6%	-0.1	-4%
Single Family	2.7%	3.1%	2.5%	2.6%	-0.1	-4%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.67	2.72	2.73	2.72	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	89	59	54	44	-45	-51%
\$15,000-\$29,999	213	110	87	76	-137	-64%
\$30,000-\$44,999	94	177	141	114	20	21%
\$45,000-\$59,999	65	166	172	143	78	120%
\$60,000-\$74,999	144	143	108	148	4	3%
\$75,000-\$99,999	312	202	253	212	-100	-32%
\$100,000-\$124,999	156	222	182	178	22	14%
\$125,000-\$149,999	119	138	177	171	52	44%
\$150,000-\$199,999	182	200	218	254	72	40%
\$200,000 or more	298	248	289	340	42	14%
Total Households	1,672	1,665	1,681	1,680	8	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,510	\$96,968	\$103,503	\$114,466	\$20,956	22%

*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.

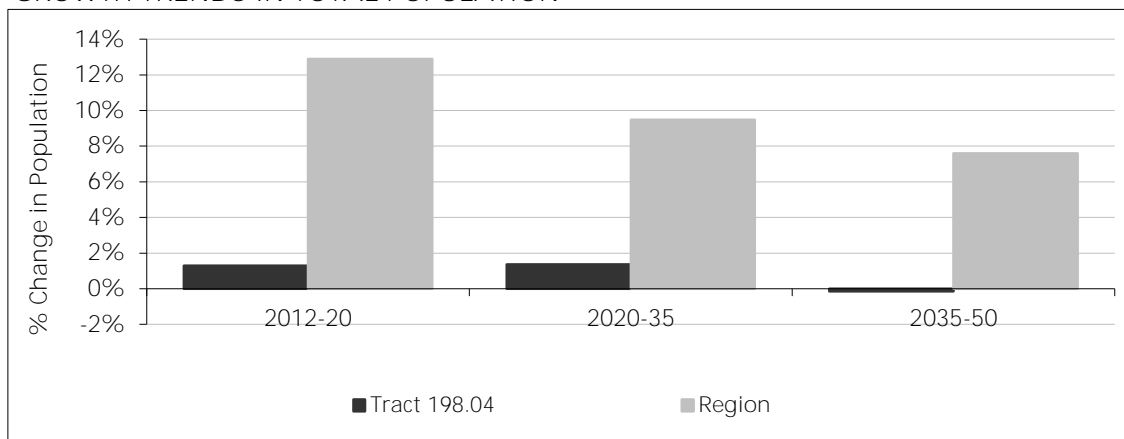
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,472	4,530	4,592	4,585	113	3%
Under 5	191	218	187	221	30	16%
5 to 9	274	300	269	307	33	12%
10 to 14	259	233	247	240	-19	-7%
15 to 17	207	164	187	158	-49	-24%
18 to 19	157	99	110	73	-84	-54%
20 to 24	216	191	180	148	-68	-31%
25 to 29	201	198	164	172	-29	-14%
30 to 34	209	214	169	206	-3	-1%
35 to 39	245	283	243	255	10	4%
40 to 44	320	295	318	274	-46	-14%
45 to 49	319	264	296	232	-87	-27%
50 to 54	420	348	377	331	-89	-21%
55 to 59	399	397	328	366	-33	-8%
60 to 61	166	196	144	162	-4	-2%
62 to 64	237	273	206	245	8	3%
65 to 69	201	273	244	278	77	38%
70 to 74	152	249	298	255	103	68%
75 to 79	88	119	211	170	82	93%
80 to 84	104	105	220	201	97	93%
85 and over	107	111	194	291	184	172%
Median Age	44.3	46.3	48.8	50.1	5.8	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,472	4,530	4,592	4,585	113	3%
Hispanic	598	679	750	805	207	35%
Non-Hispanic	3,874	3,851	3,842	3,780	-94	-2%
White	3,485	3,446	3,366	3,272	-213	-6%
Black	39	38	31	22	-17	-44%
American Indian	2	2	2	2	0	0%
Asian	196	207	262	289	93	47%
Hawaiian / Pacific Islander	13	15	18	21	8	62%
Other	6	4	4	4	-2	-33%
Two or More Races	133	139	159	170	37	28%

GROWTH TRENDS IN TOTAL POPULATION



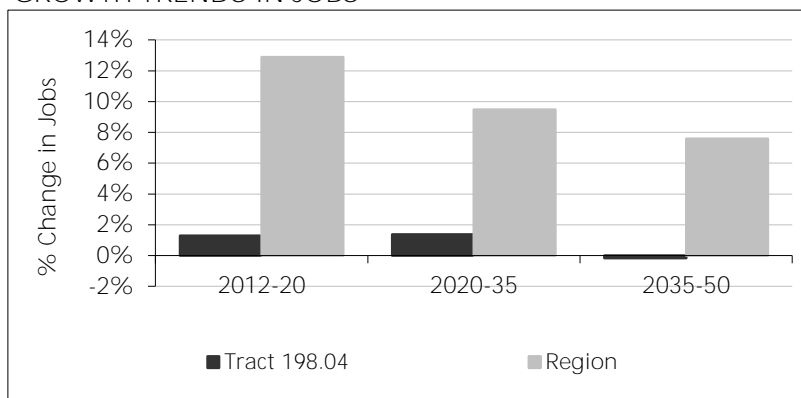
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	217	230	230	230	13	6%
Civilian Jobs	217	230	230	230	13	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	631	631	631	631	0	0%
Developed Acres	511	514	516	516	5	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	374	374	376	376	2	1%
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	5	5	5	5	0	0%
Commercial/Services	0	2	2	2	2	792%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	123	123	123	123	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	5	2	0	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	0	0	-2	-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	2	0	0	0	-2	-100%
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	116	116	116	116	0	0%
Employment Density ³	44.4	32.4	32.4	32.4	-11.9	-27%
Residential Density ⁴	4.6	4.6	4.6	4.6	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