

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 100.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,727	4,774	4,804	4,784	57	1%
Household Population	4,702	4,752	4,774	4,748	46	1%
Group Quarters Population	25	22	30	36	11	44%
Civilian	25	22	30	36	11	44%
Military	0	0	0	0	0	0%
Total Housing Units	1,096	1,096	1,096	1,096	0	0%
Single Family	1,096	1,096	1,096	1,096	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,089	1,089	1,089	1,089	0	0%
Single Family	1,089	1,089	1,089	1,089	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.6%	0.6%	0.6%	0.6%	0.0	0%
Single Family	0.6%	0.6%	0.6%	0.6%	0.0	0%
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	4.32	4.36	4.38	4.36	0.0	1%

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	75	77	58	46	-29	-39%
\$15,000-\$29,999	118	158	129	97	-21	-18%
\$30,000-\$44,999	191	135	158	161	-30	-16%
\$45,000-\$59,999	207	168	123	99	-108	-52%
\$60,000-\$74,999	119	158	148	149	30	25%
\$75,000-\$99,999	125	180	194	218	93	74%
\$100,000-\$124,999	120	101	121	131	11	9%
\$125,000-\$149,999	56	46	73	76	20	36%
\$150,000-\$199,999	46	52	59	68	22	48%
\$200,000 or more	32	14	26	44	12	38%
Total Households	1,089	1,089	1,089	1,089	0	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$56,630	\$60,617	\$67,753	\$74,245	\$17,615	31%

*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.

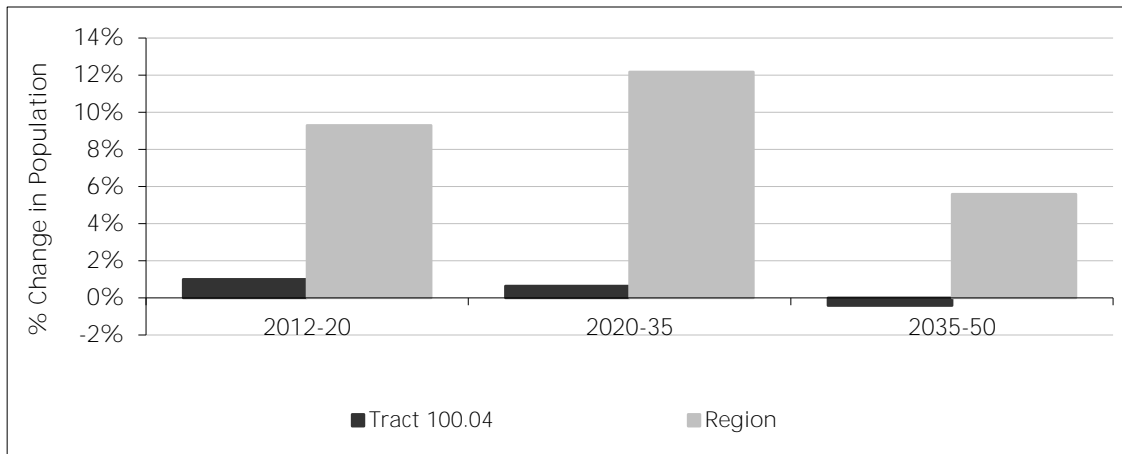
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,727	4,774	4,804	4,784	57	1%
Under 5	358	385	321	270	-88	-25%
5 to 9	280	254	233	199	-81	-29%
10 to 14	370	321	278	259	-111	-30%
15 to 17	250	194	166	159	-91	-36%
18 to 19	157	119	103	98	-59	-38%
20 to 24	419	393	299	288	-131	-31%
25 to 29	343	356	290	254	-89	-26%
30 to 34	274	251	241	203	-71	-26%
35 to 39	263	237	253	198	-65	-25%
40 to 44	292	237	272	222	-70	-24%
45 to 49	315	281	268	275	-40	-13%
50 to 54	268	273	256	296	28	10%
55 to 59	280	322	274	347	67	24%
60 to 61	91	124	125	140	49	54%
62 to 64	172	228	232	239	67	39%
65 to 69	225	316	396	394	169	75%
70 to 74	144	210	318	297	153	106%
75 to 79	96	115	225	255	159	166%
80 to 84	74	79	142	191	117	158%
85 and over	56	79	112	200	144	257%
Median Age	33.4	37.4	44.0	49.4	16.0	48%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,727	4,774	4,804	4,784	57	1%
Hispanic	3,679	3,913	4,036	4,175	496	13%
Non-Hispanic	1,048	861	768	609	-439	-42%
White	348	271	162	51	-297	-85%
Black	106	85	82	73	-33	-31%
American Indian	4	2	0	0	-4	-100%
Asian	488	411	437	406	-82	-17%
Hawaiian / Pacific Islander	24	21	12	7	-17	-71%
Other	2	0	0	0	-2	-100%
Two or More Races	76	71	75	72	-4	-5%

GROWTH TRENDS IN TOTAL POPULATION



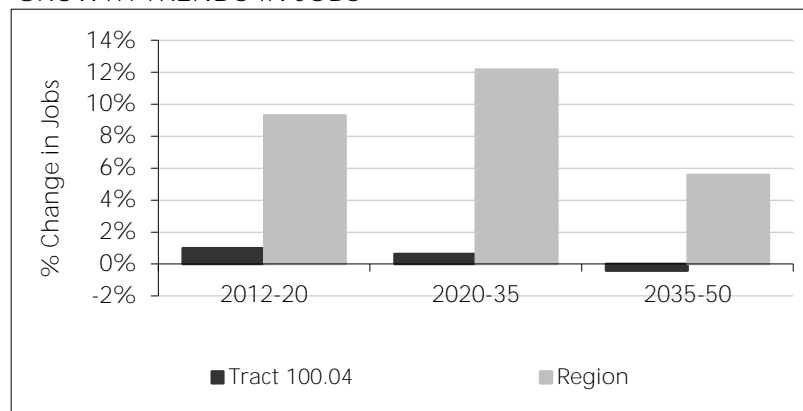
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	119	119	119	119	0	0%
Civilian Jobs	119	119	119	119	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	364	364	364	364	0	0%
Developed Acres	364	364	364	364	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	184	184	184	184	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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	158	158	158	158	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	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density ³	11.1	11.1	11.1	11.1	0.0	0%
Residential Density ⁴	5.9	5.9	5.9	5.9	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