

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 101.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,265	3,304	3,505	3,550	285	9%
Household Population	3,256	3,297	3,494	3,536	280	9%
Group Quarters Population	9	7	11	14	5	56%
Civilian	9	7	11	14	5	56%
Military	0	0	0	0	0	0%
Total Housing Units	1,066	1,066	1,115	1,117	51	5%
Single Family	933	933	982	982	49	5%
Multiple Family	133	133	133	135	2	2%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,030	1,029	1,074	1,090	60	6%
Single Family	911	910	959	959	48	5%
Multiple Family	119	119	115	131	12	10%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	3.5%	3.7%	2.4%	-1.0	-29%
Single Family	2.4%	2.5%	2.3%	2.3%	-0.1	-4%
Multiple Family	10.5%	10.5%	13.5%	3.0%	-7.5	-71%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.16	3.20	3.25	3.24	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	55	104	91	78	23	42%
\$15,000-\$29,999	149	176	156	141	-8	-5%
\$30,000-\$44,999	165	130	135	145	-20	-12%
\$45,000-\$59,999	140	137	148	125	-15	-11%
\$60,000-\$74,999	132	141	125	120	-12	-9%
\$75,000-\$99,999	159	130	142	174	15	9%
\$100,000-\$124,999	102	76	108	104	2	2%
\$125,000-\$149,999	32	52	55	61	29	91%
\$150,000-\$199,999	39	41	58	72	33	85%
\$200,000 or more	57	42	56	70	13	23%
Total Households	1,030	1,029	1,074	1,090	60	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$60,682	\$56,442	\$60,840	\$67,000	\$6,318	10%

*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.

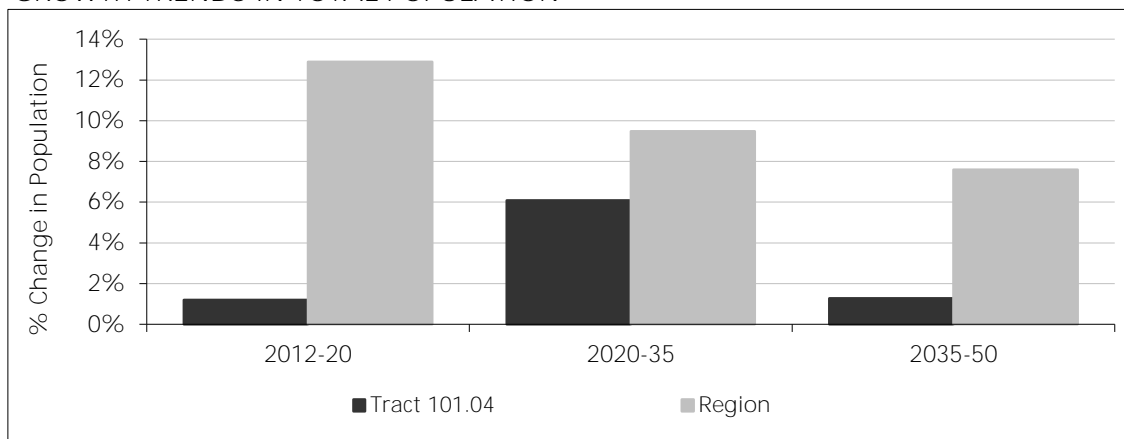
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,265	3,304	3,505	3,550	285	9%
Under 5	218	245	233	225	7	3%
5 to 9	168	168	178	177	9	5%
10 to 14	203	191	183	197	-6	-3%
15 to 17	139	123	120	127	-12	-9%
18 to 19	105	82	76	86	-19	-18%
20 to 24	278	268	242	249	-29	-10%
25 to 29	242	235	209	188	-54	-22%
30 to 34	170	161	180	170	0	0%
35 to 39	164	161	185	162	-2	-1%
40 to 44	199	169	204	178	-21	-11%
45 to 49	223	187	199	212	-11	-5%
50 to 54	255	229	232	260	5	2%
55 to 59	226	238	212	268	42	19%
60 to 61	83	96	79	81	-2	-2%
62 to 64	112	138	128	128	16	14%
65 to 69	120	164	190	190	70	58%
70 to 74	122	184	240	221	99	81%
75 to 79	96	113	185	167	71	74%
80 to 84	91	92	146	146	55	60%
85 and over	51	60	84	118	67	131%
Median Age	38.3	40.5	43.6	45.4	7.1	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,265	3,304	3,505	3,550	285	9%
Hispanic	1,592	1,844	2,206	2,609	1,017	64%
Non-Hispanic	1,673	1,460	1,299	941	-732	-44%
White	1,021	862	585	190	-831	-81%
Black	61	53	60	60	-1	-2%
American Indian	16	10	4	2	-14	-88%
Asian	421	384	475	504	83	20%
Hawaiian / Pacific Islander	19	17	12	10	-9	-47%
Other	2	1	1	1	-1	-50%
Two or More Races	133	133	162	174	41	31%

GROWTH TRENDS IN TOTAL POPULATION



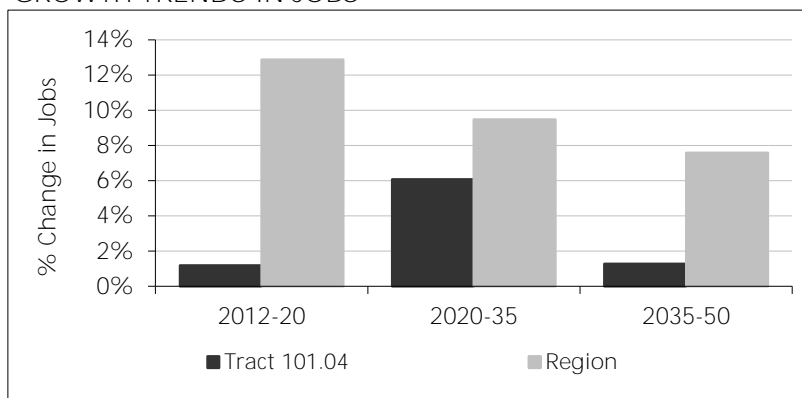
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	249	249	249	249	0	0%
Civilian Jobs	237	237	237	237	0	0%
Military Jobs	12	12	12	12	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	402	402	402	402	0	0%
Developed Acres	315	315	315	315	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	129	129	139	139	10	8%
Multiple Family	5	5	5	5	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	27	27	27	27	0	0%
Roads and Freeways	70	70	70	70	0	0%
Agricultural and Extractive ²	10	10	0	0	-10	-100%
Parks and Military Use	75	75	75	75	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	87	87	87	87	0	0%
Employment Density ³	8.8	8.8	8.8	8.8	--	#VALUE!
Residential Density ⁴	8.0	8.0	7.8	7.8	-0.2	-2%

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