

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 30.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,949	4,970	5,139	5,516	567	11%
Household Population	4,909	4,944	5,085	5,435	526	11%
Group Quarters Population	40	26	54	81	41	103%
Civilian	40	26	54	81	41	103%
Military	0	0	0	0	0	0%
Total Housing Units	1,346	1,348	1,380	1,459	113	8%
Single Family	1,041	1,043	1,075	1,080	39	4%
Multiple Family	305	305	305	379	74	24%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,287	1,283	1,327	1,425	138	11%
Single Family	992	986	1,030	1,060	68	7%
Multiple Family	295	297	297	365	70	24%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.4%	4.8%	3.8%	2.3%	-2.1	-48%
Single Family	4.7%	5.5%	4.2%	1.9%	-2.8	-60%
Multiple Family	3.3%	2.6%	2.6%	3.7%	0.4	12%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.81	3.85	3.83	3.81	0.0	0%

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	208	130	113	109	-99	-48%
\$15,000-\$29,999	267	212	172	184	-83	-31%
\$30,000-\$44,999	274	153	164	160	-114	-42%
\$45,000-\$59,999	136	175	171	151	15	11%
\$60,000-\$74,999	129	143	153	142	13	10%
\$75,000-\$99,999	104	138	164	231	127	122%
\$100,000-\$124,999	50	122	132	116	66	132%
\$125,000-\$149,999	73	61	72	104	31	42%
\$150,000-\$199,999	33	66	85	102	69	209%
\$200,000 or more	13	83	101	126	113	869%
Total Households	1,287	1,283	1,327	1,425	138	11%

*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.

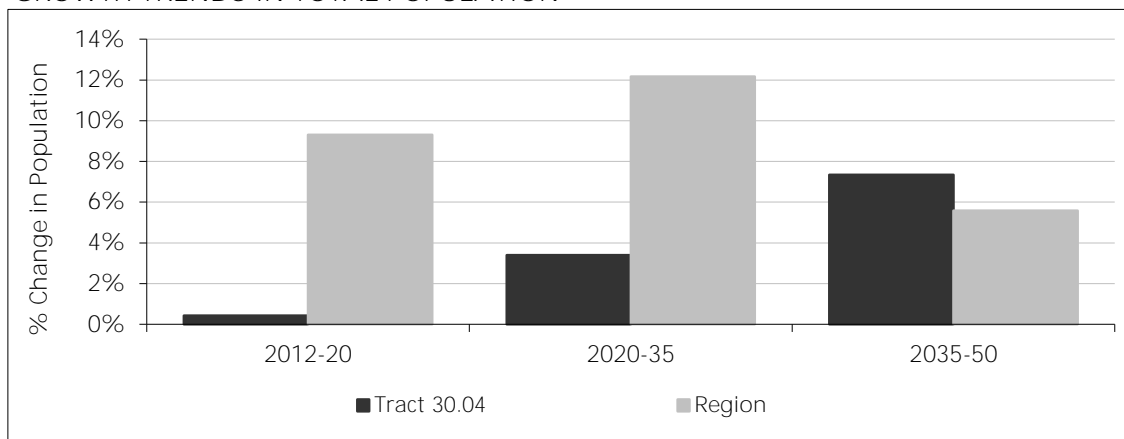
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,949	4,970	5,139	5,516	567	11%
Under 5	466	505	468	452	-14	-3%
5 to 9	442	424	431	441	-1	0%
10 to 14	459	412	416	415	-44	-10%
15 to 17	294	237	234	249	-45	-15%
18 to 19	225	178	162	177	-48	-21%
20 to 24	460	445	374	406	-54	-12%
25 to 29	423	465	410	421	-2	0%
30 to 34	384	378	398	383	-1	0%
35 to 39	294	294	350	312	18	6%
40 to 44	294	258	348	338	44	15%
45 to 49	286	266	276	325	39	14%
50 to 54	255	255	242	318	63	25%
55 to 59	228	263	231	338	110	48%
60 to 61	69	91	84	102	33	48%
62 to 64	128	172	182	216	88	69%
65 to 69	117	170	216	229	112	96%
70 to 74	47	71	122	132	85	181%
75 to 79	25	28	64	62	37	148%
80 to 84	41	43	93	127	86	210%
85 and over	12	15	38	73	61	508%
Median Age	26.5	28.1	30.9	32.6	6.1	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,949	4,970	5,139	5,516	567	11%
Hispanic	3,572	3,746	4,132	4,692	1,120	31%
Non-Hispanic	1,377	1,224	1,007	824	-553	-40%
White	320	267	187	118	-202	-63%
Black	714	624	430	259	-455	-64%
American Indian	7	7	9	9	2	29%
Asian	174	167	194	215	41	24%
Hawaiian / Pacific Islander	46	43	45	51	5	11%
Other	1	1	1	1	0	0%
Two or More Races	115	115	141	171	56	49%

GROWTH TRENDS IN TOTAL POPULATION



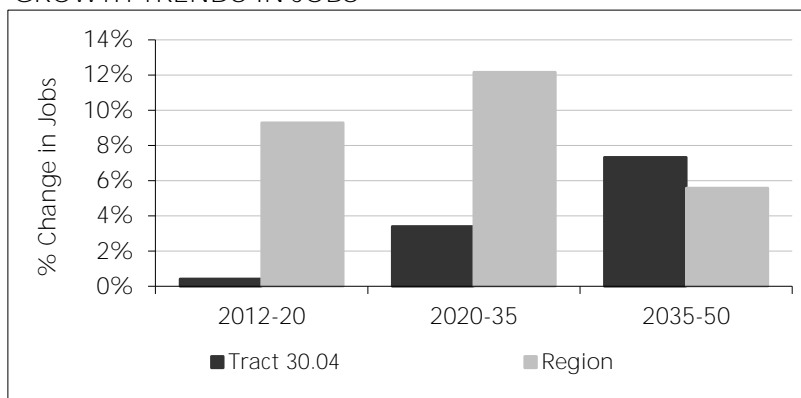
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	179	208	208	209	30	17%
Civilian Jobs	179	208	208	209	30	17%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	311	311	311	311	0	0%
Developed Acres	302	302	308	311	9	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	193	194	200	200	7	4%
Multiple Family	11	11	11	14	3	26%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	1	1	1	--
Industrial	12	2	2	0	-11	-97%
Commercial/Services	6	5	5	5	-2	-25%
Office	0	0	0	0	0	-100%
Schools	10	10	10	10	0	0%
Roads and Freeways	58	67	67	67	10	17%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	12	12	12	12	1	7%
Vacant Developable Acres	9	9	3	0	-9	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	8	8	2	0	-8	-97%
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	1	1	1	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	6.3	11.6	11.8	13.2	6.9	109%
Residential Density ⁴	6.6	6.6	6.5	6.8	0.2	3%

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