

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 91.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,783	2,851	2,912	3,573	790	28%
Household Population	2,783	2,851	2,912	3,573	790	28%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,168	1,169	1,182	1,491	323	28%
Single Family	1,120	1,121	1,134	1,149	29	3%
Multiple Family	48	48	48	342	294	613%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,153	1,148	1,165	1,441	288	25%
Single Family	1,106	1,103	1,120	1,127	21	2%
Multiple Family	47	45	45	314	267	568%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.3%	1.8%	1.4%	3.4%	2.1	162%
Single Family	1.3%	1.6%	1.2%	1.9%	0.6	46%
Multiple Family	2.1%	6.3%	6.3%	8.2%	6.1	290%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.41	2.48	2.50	2.48	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	76	105	87	101	25	33%
\$15,000-\$29,999	133	164	127	137	4	3%
\$30,000-\$44,999	65	117	117	142	77	118%
\$45,000-\$59,999	100	192	181	134	34	34%
\$60,000-\$74,999	112	110	84	198	86	77%
\$75,000-\$99,999	175	157	196	195	20	11%
\$100,000-\$124,999	122	112	122	130	8	7%
\$125,000-\$149,999	103	53	68	135	32	31%
\$150,000-\$199,999	107	124	105	124	17	16%
\$200,000 or more	160	14	78	145	-15	-9%
Total Households	1,153	1,148	1,165	1,441	288	25%
Median Household Income						
Adjusted for inflation (\$2010)	\$87,929	\$59,688	\$72,589	\$76,090	(\$11,839)	-13%

*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.

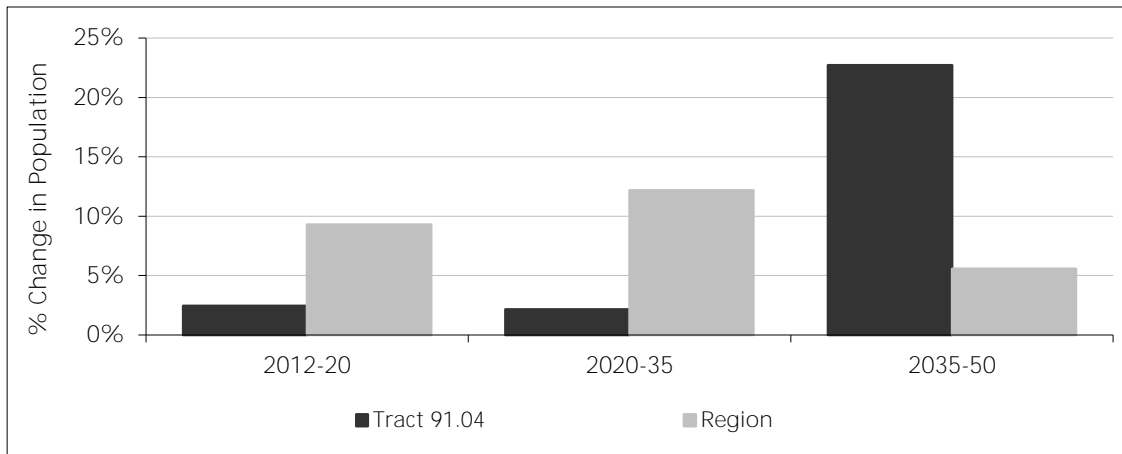
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,783	2,851	2,912	3,573	790	28%
Under 5	101	118	96	134	33	33%
5 to 9	165	184	162	216	51	31%
10 to 14	135	128	133	150	15	11%
15 to 17	76	64	74	81	5	7%
18 to 19	51	35	35	29	-22	-43%
20 to 24	109	97	93	99	-10	-9%
25 to 29	175	165	130	171	-4	-2%
30 to 34	127	125	106	145	18	14%
35 to 39	172	198	168	219	47	27%
40 to 44	187	173	178	196	9	5%
45 to 49	249	207	222	232	-17	-7%
50 to 54	237	189	194	205	-32	-14%
55 to 59	227	224	185	253	26	11%
60 to 61	69	77	45	55	-14	-20%
62 to 64	118	138	110	154	36	31%
65 to 69	154	202	174	227	73	47%
70 to 74	101	164	193	197	96	95%
75 to 79	94	125	204	188	94	100%
80 to 84	109	107	209	259	150	138%
85 and over	127	131	201	363	236	186%
Median Age	46.9	48.3	51.5	52.8	5.9	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,783	2,851	2,912	3,573	790	28%
Hispanic	349	440	615	967	618	177%
Non-Hispanic	2,434	2,411	2,297	2,606	172	7%
White	2,237	2,191	2,006	2,172	-65	-3%
Black	15	17	20	27	12	80%
American Indian	7	7	7	8	1	14%
Asian	86	95	131	197	111	129%
Hawaiian / Pacific Islander	3	4	4	5	2	67%
Other	5	5	5	6	1	20%
Two or More Races	81	92	124	191	110	136%

GROWTH TRENDS IN TOTAL POPULATION



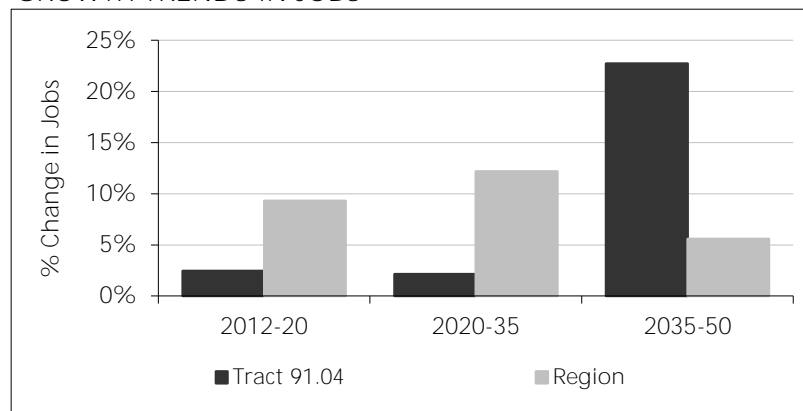
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	617	617	617	646	29	5%
Civilian Jobs	617	617	617	646	29	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	419	419	419	419	0	0%
Developed Acres	415	415	416	416	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	213	213	214	214	1	1%
Multiple Family	1	1	1	1	0	-25%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	10	10	--
Industrial	10	1	1	1	-8	-86%
Commercial/Services	32	32	32	22	-10	-30%
Office	0	0	0	0	0	0%
Schools	6	6	6	6	0	0%
Roads and Freeways	75	83	83	83	8	11%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	78	78	78	78	0	0%
Vacant Developable Acres	1	1	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	0	0	-1	-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	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	3	3	3	3	0	0%
Employment Density ³	12.9	15.6	15.6	18.4	5.5	43%
Residential Density ⁴	5.5	5.5	5.5	6.8	1.3	24%

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