

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 95.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,279	8,070	8,152	8,170	1,891	30%
Household Population	6,234	8,026	8,103	8,118	1,884	30%
Group Quarters Population	45	44	49	52	7	16%
Civilian	45	44	49	52	7	16%
Military	0	0	0	0	0	0%
Total Housing Units	1,938	2,539	2,544	2,562	624	32%
Single Family	1,831	2,285	2,290	2,308	477	26%
Multiple Family	107	254	254	254	147	137%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,917	2,494	2,513	2,520	603	31%
Single Family	1,811	2,244	2,261	2,268	457	25%
Multiple Family	106	250	252	252	146	138%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.1%	1.8%	1.2%	1.6%	0.5	45%
Single Family	1.1%	1.8%	1.3%	1.7%	0.6	55%
Multiple Family	0.9%	1.6%	0.8%	0.8%	-0.1	-11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.25	3.22	3.22	3.22	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	7	31	22	16	9	129%
\$15,000-\$29,999	7	97	81	71	64	914%
\$30,000-\$44,999	920	398	222	117	-803	-87%
\$45,000-\$59,999	917	694	677	556	-361	-39%
\$60,000-\$74,999	13	238	347	521	508	3908%
\$75,000-\$99,999	15	143	208	234	219	1460%
\$100,000-\$124,999	9	204	176	123	114	1267%
\$125,000-\$149,999	5	121	124	171	166	3320%
\$150,000-\$199,999	8	213	247	222	214	2675%
\$200,000 or more	16	355	409	489	473	2956%
Total Households	1,917	2,494	2,513	2,520	603	31%
Median Household Income						
Adjusted for inflation (\$2010)	\$45,401	\$61,702	\$71,001	\$74,395	\$28,994	64%

*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.

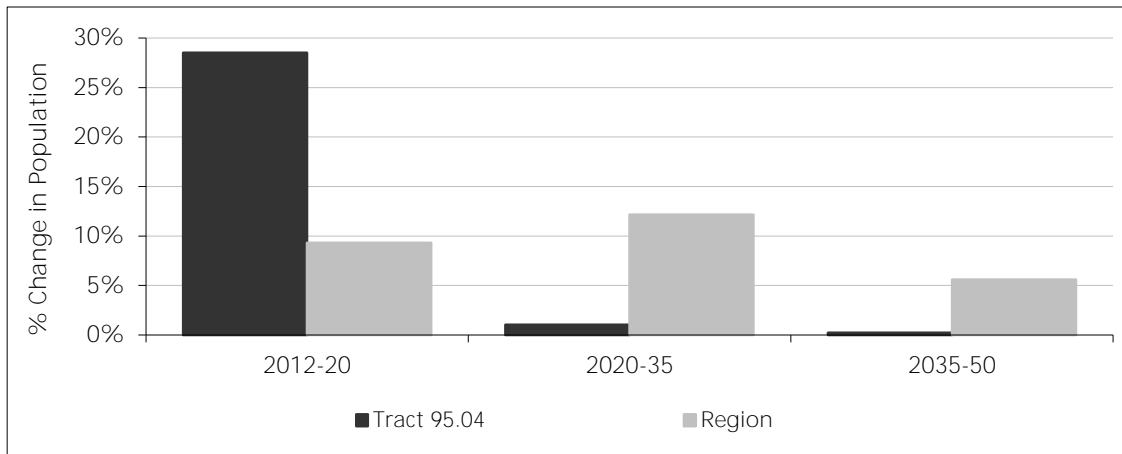
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,279	8,070	8,152	8,170	1,891	30%
Under 5	372	557	486	559	187	50%
5 to 9	494	720	711	790	296	60%
10 to 14	562	678	756	754	192	34%
15 to 17	377	404	480	418	41	11%
18 to 19	270	220	261	197	-73	-27%
20 to 24	360	399	404	361	1	0%
25 to 29	306	372	299	345	39	13%
30 to 34	241	309	258	309	68	28%
35 to 39	353	526	463	501	148	42%
40 to 44	429	523	573	496	67	16%
45 to 49	490	553	629	524	34	7%
50 to 54	541	575	638	541	0	0%
55 to 59	540	694	598	647	107	20%
60 to 61	172	250	189	215	43	25%
62 to 64	261	394	281	320	59	23%
65 to 69	232	414	379	424	192	83%
70 to 74	95	204	272	254	159	167%
75 to 79	74	128	226	209	135	182%
80 to 84	43	58	108	99	56	130%
85 and over	67	92	141	207	140	209%
Median Age	37.2	38.6	39.5	38.5	1.3	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,279	8,070	8,152	8,170	1,891	30%
Hispanic	480	717	808	935	455	95%
Non-Hispanic	5,799	7,353	7,344	7,235	1,436	25%
White	3,992	4,924	4,333	3,876	-116	-3%
Black	156	211	231	254	98	63%
American Indian	12	17	17	8	-4	-33%
Asian	1,376	1,843	2,346	2,620	1,244	90%
Hawaiian / Pacific Islander	16	24	30	39	23	144%
Other	10	10	11	14	4	40%
Two or More Races	237	324	376	424	187	79%

GROWTH TRENDS IN TOTAL POPULATION



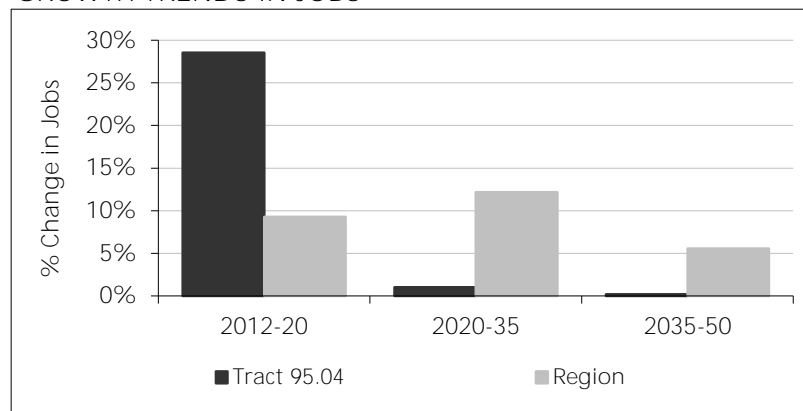
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,157	1,269	1,382	2,113	956	83%
Civilian Jobs	1,005	1,117	1,230	1,961	956	95%
Military Jobs	152	152	152	152	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	14,472	14,472	14,472	14,472	0	0%
Developed Acres	9,573	9,800	9,823	9,934	361	4%
Low Density Single Family	26	26	30	44	18	71%
Single Family	624	792	792	793	169	27%
Multiple Family	8	44	44	44	36	432%
Mobile Homes	0	0	0	0	0	0%
Other Residential	11	11	11	2	-9	-79%
Mixed Use	0	0	0	0	0	0%
Industrial	170	170	170	170	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	4	4	--
Schools	159	166	170	187	28	18%
Roads and Freeways	379	379	379	379	0	0%
Agricultural and Extractive ²	167	168	181	265	98	59%
Parks and Military Use	8,029	8,044	8,046	8,046	17	0%
Vacant Developable Acres	590	363	340	229	-361	-61%
Low Density Single Family	335	333	316	219	-116	-35%
Single Family	169	2	2	0	-169	-100%
Multiple Family	36	0	0	0	-36	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	13	13	13	9	-4	-30%
Schools	20	13	9	1	-20	-97%
Parks and Other	17	2	0	0	-17	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	4,309	4,309	4,309	4,309	0	0%
Employment Density ³	3.1	3.3	3.6	5.4	2.4	78%
Residential Density ⁴	2.9	2.9	2.9	2.9	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