

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 148.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,479	4,622	4,689	4,774	295	7%
Household Population	4,377	4,532	4,579	4,647	270	6%
Group Quarters Population	102	90	110	127	25	25%
Civilian	102	90	110	127	25	25%
Military	0	0	0	0	0	0%
Total Housing Units	2,209	2,226	2,235	2,250	41	2%
Single Family	850	852	852	852	2	0%
Multiple Family	1,359	1,374	1,383	1,398	39	3%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,147	2,155	2,166	2,194	47	2%
Single Family	843	841	841	839	-4	0%
Multiple Family	1,304	1,314	1,325	1,355	51	4%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	3.2%	3.1%	2.5%	-0.3	-11%
Single Family	0.8%	1.3%	1.3%	1.5%	0.7	88%
Multiple Family	4.0%	4.4%	4.2%	3.1%	-0.9	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.04	2.10	2.11	2.12	0.1	4%

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	278	225	190	164	-114	-41%
\$15,000-\$29,999	252	305	266	246	-6	-2%
\$30,000-\$44,999	316	273	274	285	-31	-10%
\$45,000-\$59,999	283	340	280	236	-47	-17%
\$60,000-\$74,999	219	219	240	250	31	14%
\$75,000-\$99,999	308	267	312	327	19	6%
\$100,000-\$124,999	141	207	221	220	79	56%
\$125,000-\$149,999	128	110	147	145	17	13%
\$150,000-\$199,999	134	100	90	150	16	12%
\$200,000 or more	88	109	146	171	83	94%
Total Households	2,147	2,155	2,166	2,194	47	2%

*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.

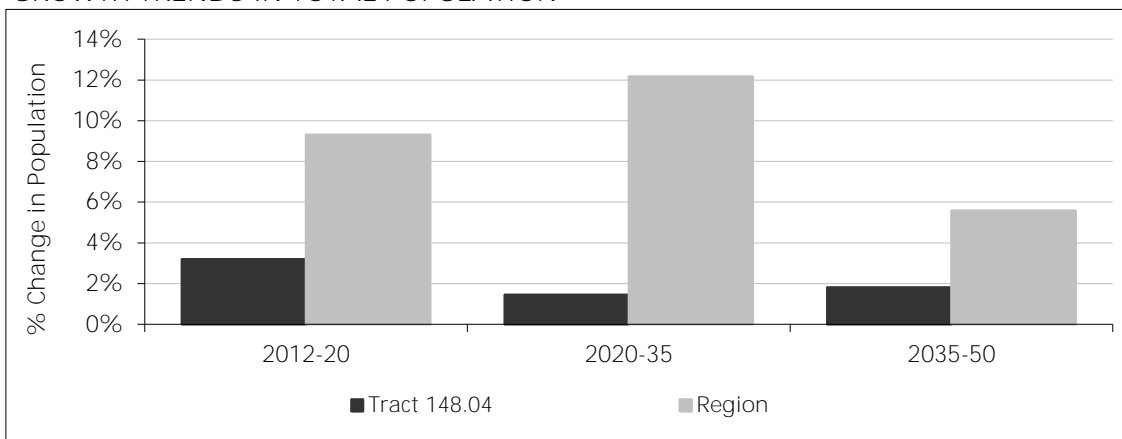
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,479	4,622	4,689	4,774	295	7%
Under 5	241	273	234	258	17	7%
5 to 9	178	190	169	182	4	2%
10 to 14	206	191	198	200	-6	-3%
15 to 17	92	75	77	68	-24	-26%
18 to 19	71	48	46	36	-35	-49%
20 to 24	236	217	207	188	-48	-20%
25 to 29	343	343	281	302	-41	-12%
30 to 34	329	331	280	314	-15	-5%
35 to 39	285	327	287	296	11	4%
40 to 44	243	222	239	217	-26	-11%
45 to 49	309	253	260	210	-99	-32%
50 to 54	385	310	312	285	-100	-26%
55 to 59	263	258	202	233	-30	-11%
60 to 61	120	138	95	111	-9	-8%
62 to 64	179	207	164	196	17	9%
65 to 69	237	317	284	312	75	32%
70 to 74	199	315	345	288	89	45%
75 to 79	179	229	366	282	103	58%
80 to 84	159	151	288	259	100	63%
85 and over	225	227	355	537	312	139%
Median Age	45.3	46.9	51.1	52.0	6.7	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,479	4,622	4,689	4,774	295	7%
Hispanic	658	796	993	1,213	555	84%
Non-Hispanic	3,821	3,826	3,696	3,561	-260	-7%
White	3,221	3,149	2,837	2,509	-712	-22%
Black	206	236	279	335	129	63%
American Indian	25	23	21	20	-5	-20%
Asian	188	218	311	398	210	112%
Hawaiian / Pacific Islander	14	17	23	30	16	114%
Other	18	18	18	18	0	0%
Two or More Races	149	165	207	251	102	68%

GROWTH TRENDS IN TOTAL POPULATION



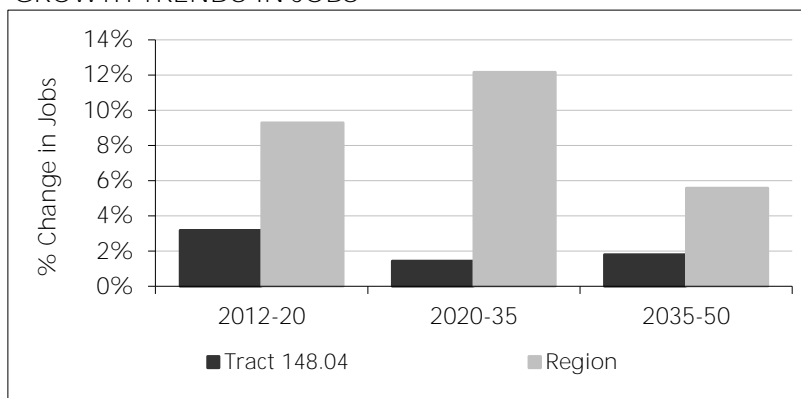
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,014	1,059	1,066	1,106	92	9%
Civilian Jobs	1,014	1,059	1,066	1,106	92	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	308	308	308	308	0	0%
Developed Acres	308	308	308	308	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	152	152	152	152	0	0%
Multiple Family	57	58	58	58	1	1%
Mobile Homes	0	0	0	0	0	0%
Other Residential	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	23	23	23	23	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	55	55	55	55	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	0	0	0	-1	-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	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	38.4	40.1	40.3	41.9	--	#VALUE!
Residential Density ⁴	10.3	10.3	10.3	10.4	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