

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 98.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,942	5,050	5,137	5,151	209	4%
Household Population	4,924	5,037	5,108	5,110	186	4%
Group Quarters Population	18	13	29	41	23	128%
Civilian	18	13	29	41	23	128%
Military	0	0	0	0	0	0%
Total Housing Units	2,287	2,288	2,292	2,292	5	0%
Single Family	1,556	1,557	1,557	1,557	1	0%
Multiple Family	731	731	735	735	4	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,224	2,227	2,258	2,255	31	1%
Single Family	1,532	1,532	1,541	1,538	6	0%
Multiple Family	692	695	717	717	25	4%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	2.7%	1.5%	1.6%	-1.2	-43%
Single Family	1.5%	1.6%	1.0%	1.2%	-0.3	-20%
Multiple Family	5.3%	4.9%	2.4%	2.4%	-2.9	-55%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.21	2.26	2.26	2.27	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	235	125	107	84	-151	-64%
\$15,000-\$29,999	163	172	148	143	-20	-12%
\$30,000-\$44,999	191	207	221	159	-32	-17%
\$45,000-\$59,999	232	220	189	188	-44	-19%
\$60,000-\$74,999	194	150	129	165	-29	-15%
\$75,000-\$99,999	312	322	339	277	-35	-11%
\$100,000-\$124,999	186	308	268	257	71	38%
\$125,000-\$149,999	239	172	214	260	21	9%
\$150,000-\$199,999	235	284	308	322	87	37%
\$200,000 or more	237	267	335	400	163	69%
Total Households	2,224	2,227	2,258	2,255	31	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$82,772	\$93,595	\$99,705	\$110,846	\$28,074	34%

*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.

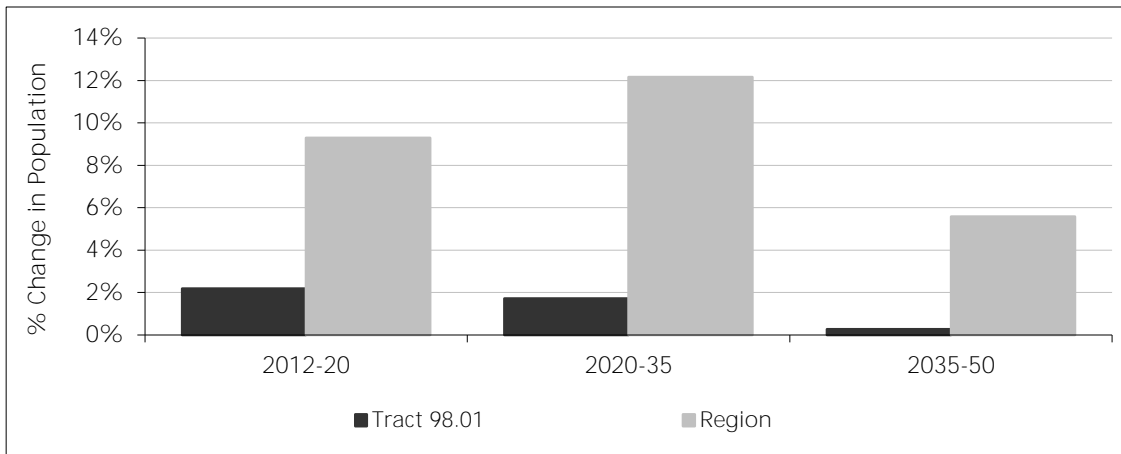
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,942	5,050	5,137	5,151	209	4%
Under 5	268	306	250	288	20	7%
5 to 9	218	235	214	231	13	6%
10 to 14	238	215	217	210	-28	-12%
15 to 17	135	113	125	119	-16	-12%
18 to 19	108	70	67	54	-54	-50%
20 to 24	251	206	198	163	-88	-35%
25 to 29	366	326	247	261	-105	-29%
30 to 34	289	273	203	239	-50	-17%
35 to 39	283	320	257	273	-10	-4%
40 to 44	337	313	330	292	-45	-13%
45 to 49	323	272	285	247	-76	-24%
50 to 54	344	281	294	275	-69	-20%
55 to 59	323	317	248	281	-42	-13%
60 to 61	103	118	83	95	-8	-8%
62 to 64	182	213	172	201	19	10%
65 to 69	242	327	279	309	67	28%
70 to 74	248	403	451	373	125	50%
75 to 79	229	299	473	361	132	58%
80 to 84	223	215	410	387	164	74%
85 and over	232	228	334	492	260	112%
Median Age	44.7	47.7	53.0	53.6	8.9	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,942	5,050	5,137	5,151	209	4%
Hispanic	663	787	936	1,103	440	66%
Non-Hispanic	4,279	4,263	4,201	4,048	-231	-5%
White	3,611	3,542	3,296	3,018	-593	-16%
Black	184	200	229	255	71	39%
American Indian	14	13	12	12	-2	-14%
Asian	278	297	399	455	177	64%
Hawaiian / Pacific Islander	17	21	30	39	22	129%
Other	11	11	13	13	2	18%
Two or More Races	164	179	222	256	92	56%

GROWTH TRENDS IN TOTAL POPULATION



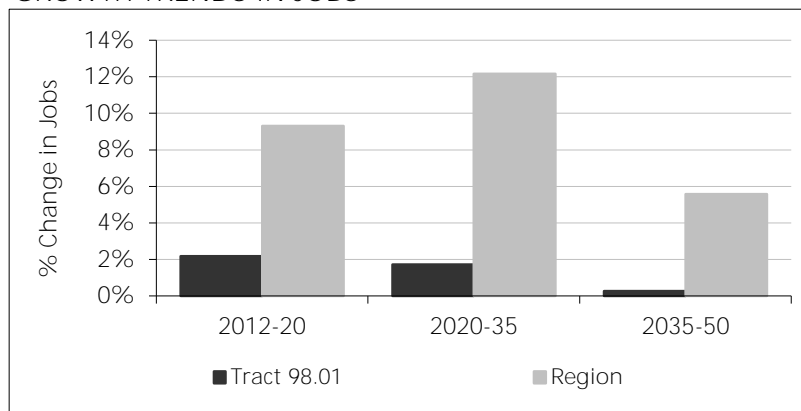
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	761	798	806	806	45	6%
Civilian Jobs	761	798	806	806	45	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	520	520	520	520	0	0%
Developed Acres	519	519	520	520	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	249	249	249	249	0	0%
Multiple Family	23	23	23	23	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	98	98	98	98	1	1%
Office	0	0	0	0	0	0%
Schools	40	40	40	40	0	0%
Roads and Freeways	108	108	108	108	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	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	-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	1	0	0	0	-1	-100%
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	5.5	5.8	5.8	5.8	0.3	5%
Residential Density ⁴	8.4	8.4	8.4	8.4	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