

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 175.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,649	3,728	3,849	3,817	168	5%
Household Population	3,455	3,544	3,648	3,607	152	4%
Group Quarters Population	194	184	201	210	16	8%
Civilian	194	184	201	210	16	8%
Military	0	0	0	0	0	0%
Total Housing Units	1,250	1,269	1,296	1,297	47	4%
Single Family	1,089	1,095	1,087	1,088	-1	0%
Multiple Family	161	174	209	209	48	30%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,249	1,258	1,297	1,276	27	2%
Single Family	1,092	1,089	1,088	1,071	-21	-2%
Multiple Family	157	169	209	205	48	31%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.1%	0.9%	-0.1%	1.6%	1.5	1500%
Single Family	-0.3%	0.5%	-0.1%	1.6%	1.9	-633%
Multiple Family	2.5%	2.9%	0.0%	1.9%	-0.6	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.82	2.81	2.83	0.1	2%

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	75	89	78	59	-16	-21%
\$15,000-\$29,999	128	77	79	83	-45	-35%
\$30,000-\$44,999	165	94	103	67	-98	-59%
\$45,000-\$59,999	163	137	122	102	-61	-37%
\$60,000-\$74,999	81	62	42	94	13	16%
\$75,000-\$99,999	237	211	166	147	-90	-38%
\$100,000-\$124,999	108	86	139	131	23	21%
\$125,000-\$149,999	53	118	108	84	31	58%
\$150,000-\$199,999	118	159	180	172	54	46%
\$200,000 or more	121	225	280	337	216	179%
Total Households	1,249	1,258	1,297	1,276	27	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$76,319	\$95,142	\$110,522	\$116,412	\$40,093	53%

*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.

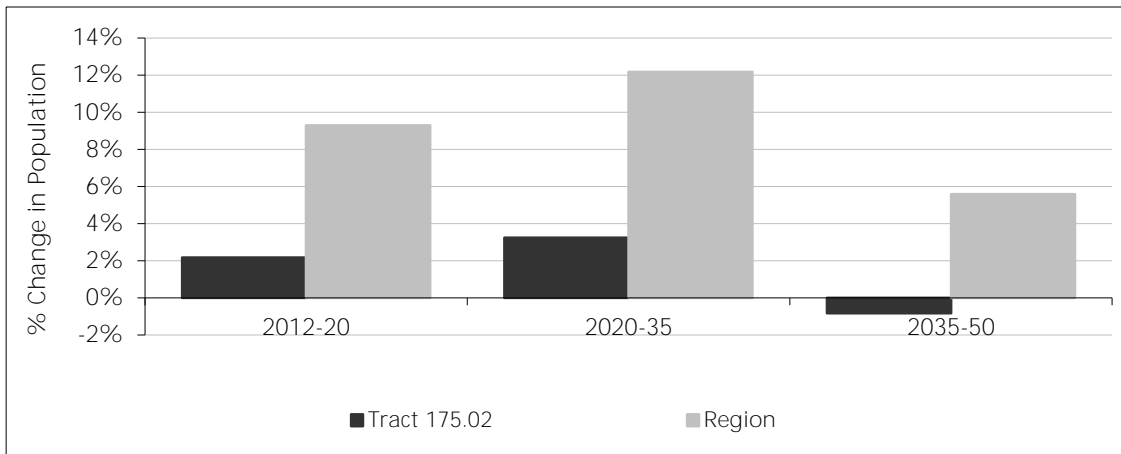
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,649	3,728	3,849	3,817	168	5%
Under 5	267	304	265	275	8	3%
5 to 9	237	248	232	235	-2	-1%
10 to 14	184	167	172	164	-20	-11%
15 to 17	127	106	115	100	-27	-21%
18 to 19	85	60	62	49	-36	-42%
20 to 24	181	169	156	131	-50	-28%
25 to 29	311	321	270	262	-49	-16%
30 to 34	370	372	334	338	-32	-9%
35 to 39	287	318	292	281	-6	-2%
40 to 44	259	233	265	217	-42	-16%
45 to 49	234	200	214	182	-52	-22%
50 to 54	250	216	224	204	-46	-18%
55 to 59	213	220	192	217	4	2%
60 to 61	60	73	63	70	10	17%
62 to 64	93	110	94	105	12	13%
65 to 69	105	143	145	154	49	47%
70 to 74	91	146	182	157	66	73%
75 to 79	69	88	157	132	63	91%
80 to 84	77	75	154	149	72	94%
85 and over	149	159	261	395	246	165%
Median Age	36.1	36.8	40.5	41.7	5.6	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,649	3,728	3,849	3,817	168	5%
Hispanic	1,327	1,485	1,646	1,721	394	30%
Non-Hispanic	2,322	2,243	2,203	2,096	-226	-10%
White	2,080	2,003	1,936	1,822	-258	-12%
Black	22	23	23	23	1	5%
American Indian	5	3	4	4	-1	-20%
Asian	112	116	142	150	38	34%
Hawaiian / Pacific Islander	5	5	3	2	-3	-60%
Other	17	11	4	1	-16	-94%
Two or More Races	81	82	91	94	13	16%

GROWTH TRENDS IN TOTAL POPULATION



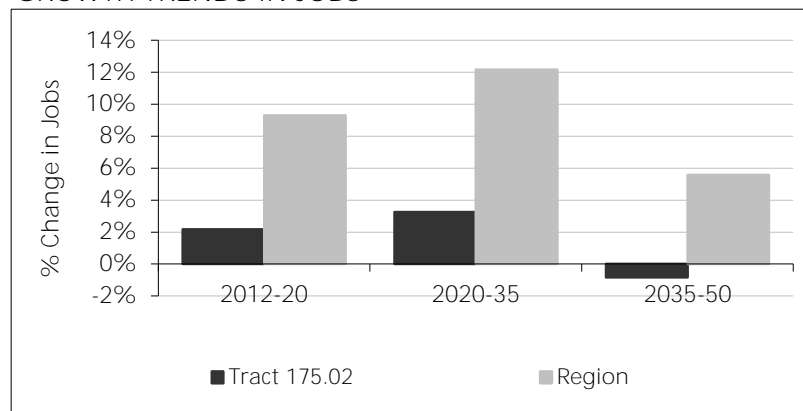
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,130	2,130	2,130	2,134	4	0%
Civilian Jobs	2,130	2,130	2,130	2,134	4	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	458	458	458	458	0	0%
Developed Acres	418	419	419	420	2	0%
Low Density Single Family	2	2	2	2	0	0%
Single Family	180	180	177	177	-3	-2%
Multiple Family	6	7	11	11	5	76%
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	17	17	17	17	0	0%
Commercial/Services	42	42	42	43	0	1%
Office	21	21	21	21	0	0%
Schools	56	56	56	56	0	0%
Roads and Freeways	67	67	67	67	0	0%
Agricultural and Extractive ²	9	9	9	9	0	0%
Parks and Military Use	12	12	12	12	0	0%
Vacant Developable Acres	34	33	33	33	-2	-5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	25	24	24	24	-1	-5%
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	10	10	10	9	0	-4%
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	6	6	6	6	0	0%
Employment Density ³	15.7	15.7	15.7	15.6	0.0	0%
Residential Density ⁴	6.4	6.5	6.6	6.6	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 residential acre (single family, multiple