

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 174.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,946	5,198	5,227	5,222	276	6%
Household Population	4,946	5,198	5,227	5,222	276	6%
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	2,097	2,138	2,127	2,141	44	2%
Single Family	2,053	2,096	2,100	2,135	82	4%
Multiple Family	44	42	27	6	-38	-86%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,023	2,051	2,062	2,063	40	2%
Single Family	1,979	2,009	2,035	2,057	78	4%
Multiple Family	44	42	27	6	-38	-86%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	4.1%	3.1%	3.6%	0.1	3%
Single Family	3.6%	4.2%	3.1%	3.7%	0.1	3%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.53	2.53	2.53	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	166	141	119	98	-68	-41%
\$15,000-\$29,999	141	138	114	95	-46	-33%
\$30,000-\$44,999	183	150	146	147	-36	-20%
\$45,000-\$59,999	101	179	157	121	20	20%
\$60,000-\$74,999	151	168	141	155	4	3%
\$75,000-\$99,999	221	267	299	256	35	16%
\$100,000-\$124,999	290	217	203	194	-96	-33%
\$125,000-\$149,999	150	168	193	196	46	31%
\$150,000-\$199,999	227	239	235	260	33	15%
\$200,000 or more	393	384	455	541	148	38%
Total Households	2,023	2,051	2,062	2,063	40	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$104,181	\$98,361	\$106,773	\$120,554	\$16,373	16%

*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.

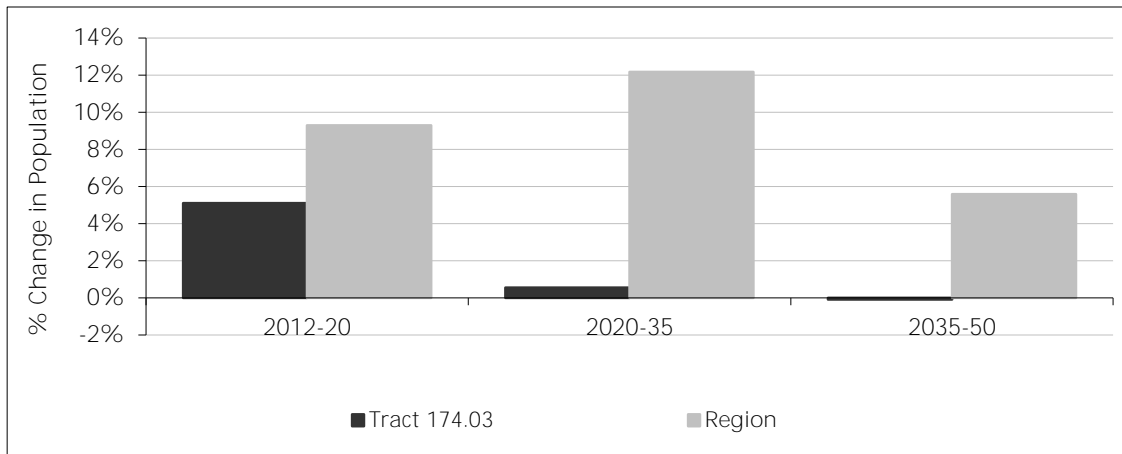
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,946	5,198	5,227	5,222	276	6%
Under 5	196	232	186	221	25	13%
5 to 9	225	250	208	244	19	8%
10 to 14	264	239	239	233	-31	-12%
15 to 17	194	155	175	144	-50	-26%
18 to 19	137	86	96	64	-73	-53%
20 to 24	219	199	188	149	-70	-32%
25 to 29	177	175	139	139	-38	-21%
30 to 34	148	149	108	138	-10	-7%
35 to 39	237	281	222	242	5	2%
40 to 44	311	291	292	248	-63	-20%
45 to 49	366	305	320	252	-114	-31%
50 to 54	417	347	359	311	-106	-25%
55 to 59	477	475	371	409	-68	-14%
60 to 61	183	216	144	166	-17	-9%
62 to 64	260	302	213	254	-6	-2%
65 to 69	360	494	428	476	116	32%
70 to 74	219	367	424	365	146	67%
75 to 79	186	250	411	320	134	72%
80 to 84	173	173	353	316	143	83%
85 and over	197	212	351	531	334	170%
Median Age	50.0	53.4	56.1	57.8	7.8	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,946	5,198	5,227	5,222	276	6%
Hispanic	567	677	758	821	254	45%
Non-Hispanic	4,379	4,521	4,469	4,401	22	1%
White	4,032	4,151	4,046	3,950	-82	-2%
Black	16	18	18	18	2	13%
American Indian	7	6	4	3	-4	-57%
Asian	188	208	257	280	92	49%
Hawaiian / Pacific Islander	5	5	6	5	0	0%
Other	23	15	6	5	-18	-78%
Two or More Races	108	118	132	140	32	30%

GROWTH TRENDS IN TOTAL POPULATION



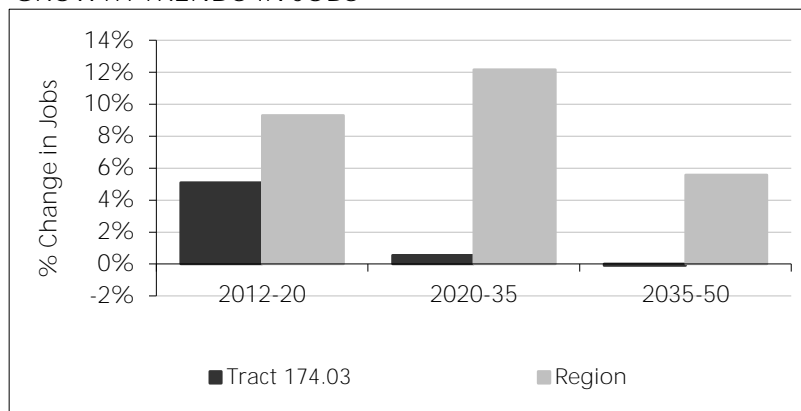
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,393	1,394	1,402	1,417	24	2%
Civilian Jobs	1,393	1,394	1,402	1,417	24	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,042	1,042	1,042	1,042	0	0%
Developed Acres	741	773	773	798	58	8%
Low Density Single Family	21	42	42	46	25	120%
Single Family	390	402	403	425	34	9%
Multiple Family	1	1	0	0	-1	-88%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	1	1	--
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	57	57	57	57	0	0%
Office	5	5	5	5	0	0%
Schools	20	20	20	20	0	0%
Roads and Freeways	133	133	133	133	0	0%
Agricultural and Extractive ²	39	39	38	38	-2	-4%
Parks and Military Use	75	75	75	75	0	0%
Vacant Developable Acres	61	29	29	3	-58	-95%
Low Density Single Family	25	5	5	0	-25	-99%
Single Family	35	23	23	2	-33	-93%
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	1	1	1	1	0	0%
Constrained Acres	240	240	240	240	0	0%
Employment Density ³	17.0	17.0	17.1	17.3	0.3	2%
Residential Density ⁴	5.1	4.8	4.8	4.5	-0.5	-11%

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