

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 176.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,150	7,596	7,767	7,831	681	10%
Household Population	6,928	7,385	7,536	7,585	657	9%
Group Quarters Population	222	211	231	246	24	11%
Civilian	222	211	231	246	24	11%
Military	0	0	0	0	0	0%
Total Housing Units	3,227	3,338	3,365	3,408	181	6%
Single Family	1,582	1,689	1,716	1,759	177	11%
Multiple Family	1,412	1,416	1,416	1,416	4	0%
Mobile Homes	233	233	233	233	0	0%
Occupied Housing Units	3,078	3,181	3,231	3,258	180	6%
Single Family	1,493	1,590	1,635	1,670	177	12%
Multiple Family	1,355	1,360	1,366	1,363	8	1%
Mobile Homes	230	231	230	225	-5	-2%
Vacancy Rate	4.6%	4.7%	4.0%	4.4%	-0.2	-4%
Single Family	5.6%	5.9%	4.7%	5.1%	-0.5	-9%
Multiple Family	4.0%	4.0%	3.5%	3.7%	-0.3	-8%
Mobile Homes	1.3%	0.9%	1.3%	3.4%	2.1	162%
Persons per Household	2.25	2.32	2.33	2.33	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	189	227	184	134	-55	-29%
\$15,000-\$29,999	322	404	359	320	-2	-1%
\$30,000-\$44,999	298	331	331	319	21	7%
\$45,000-\$59,999	560	353	286	283	-277	-49%
\$60,000-\$74,999	279	312	399	345	66	24%
\$75,000-\$99,999	304	379	353	404	100	33%
\$100,000-\$124,999	281	311	324	314	33	12%
\$125,000-\$149,999	162	211	205	252	90	56%
\$150,000-\$199,999	246	259	313	344	98	40%
\$200,000 or more	437	394	477	543	106	24%
Total Households	3,078	3,181	3,231	3,258	180	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$69,140	\$73,245	\$79,001	\$89,109	\$19,969	29%

*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.

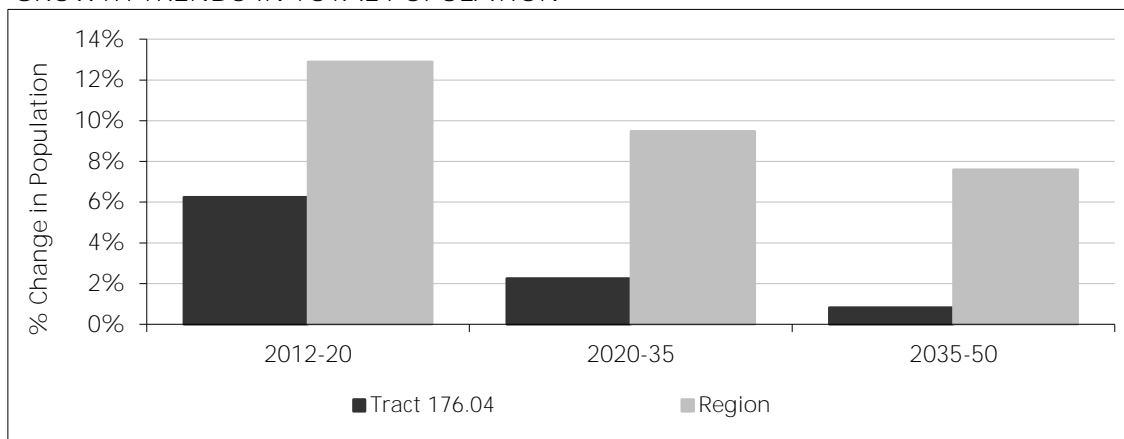
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,150	7,596	7,767	7,831	681	10%
Under 5	433	530	448	491	58	13%
5 to 9	412	460	410	445	33	8%
10 to 14	366	343	351	331	-35	-10%
15 to 17	237	196	219	186	-51	-22%
18 to 19	153	106	109	84	-69	-45%
20 to 24	285	273	257	219	-66	-23%
25 to 29	467	474	377	392	-75	-16%
30 to 34	518	541	432	496	-22	-4%
35 to 39	498	586	497	510	12	2%
40 to 44	545	516	556	455	-90	-17%
45 to 49	454	395	433	349	-105	-23%
50 to 54	517	441	472	403	-114	-22%
55 to 59	503	526	440	490	-13	-3%
60 to 61	189	232	173	187	-2	-1%
62 to 64	282	340	267	297	15	5%
65 to 69	293	413	369	392	99	34%
70 to 74	188	315	373	306	118	63%
75 to 79	194	267	455	341	147	76%
80 to 84	142	148	308	270	128	90%
85 and over	474	494	821	1,187	713	150%
Median Age	41.9	42.8	47.6	49.4	7.5	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,150	7,596	7,767	7,831	681	10%
Hispanic	1,252	1,492	1,669	1,805	553	44%
Non-Hispanic	5,898	6,104	6,098	6,026	128	2%
White	5,136	5,282	5,138	4,993	-143	-3%
Black	57	61	59	57	0	0%
American Indian	17	13	5	5	-12	-71%
Asian	505	558	693	761	256	51%
Hawaiian / Pacific Islander	8	8	7	5	-3	-38%
Other	18	12	4	3	-15	-83%
Two or More Races	157	170	192	202	45	29%

GROWTH TRENDS IN TOTAL POPULATION



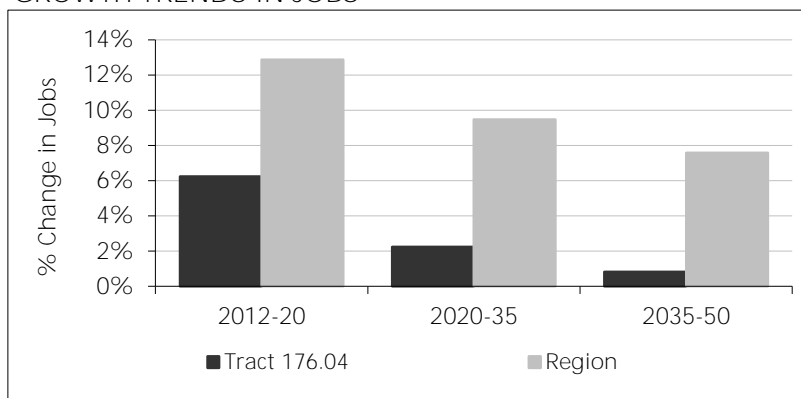
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,130	4,160	4,401	4,743	613	15%
Civilian Jobs	4,130	4,160	4,401	4,743	613	15%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,221	1,221	1,221	1,221	0	0%
Developed Acres	933	943	963	972	39	4%
Low Density Single Family	25	25	25	26	1	5%
Single Family	303	336	346	362	59	20%
Multiple Family	68	68	68	68	0	0%
Mobile Homes	40	40	40	40	0	0%
Other Residential	7	7	7	7	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	2	3	2	209%
Commercial/Services	195	195	198	199	4	2%
Office	8	10	13	15	6	80%
Schools	4	4	6	9	6	154%
Roads and Freeways	146	146	146	146	0	0%
Agricultural and Extractive ²	111	86	75	60	-51	-46%
Parks and Military Use	26	26	37	37	11	44%
Vacant Developable Acres	50	40	21	11	-39	-77%
Low Density Single Family	3	3	3	1	-1	-45%
Single Family	16	8	5	2	-14	-86%
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	4	4	1	0	-4	-100%
Office	6	4	4	3	-3	-48%
Schools	10	10	7	5	-6	-54%
Parks and Other	11	11	0	0	-11	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	238	238	238	238	0	0%
Employment Density ³	19.9	19.8	20.1	21.0	1.1	6%
Residential Density ⁴	7.3	7.0	6.9	6.8	-0.5	-7%

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