

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 174.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,464	5,608	5,843	5,881	417	8%
Household Population	5,464	5,608	5,843	5,881	417	8%
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	2,768	2,780	2,855	2,916	148	5%
Single Family	2,209	2,220	2,219	2,276	67	3%
Multiple Family	559	560	636	640	81	14%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,546	2,546	2,637	2,658	112	4%
Single Family	2,062	2,059	2,068	2,089	27	1%
Multiple Family	484	487	569	569	85	18%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.0%	8.4%	7.6%	8.8%	0.8	10%
Single Family	6.7%	7.3%	6.8%	8.2%	1.5	22%
Multiple Family	13.4%	13.0%	10.5%	11.1%	-2.3	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.15	2.20	2.22	2.21	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	215	202	182	160	-55	-26%
\$15,000-\$29,999	152	184	166	147	-5	-3%
\$30,000-\$44,999	146	207	192	173	27	18%
\$45,000-\$59,999	257	212	201	185	-72	-28%
\$60,000-\$74,999	283	206	200	188	-95	-34%
\$75,000-\$99,999	319	313	313	301	-18	-6%
\$100,000-\$124,999	279	265	274	272	-7	-3%
\$125,000-\$149,999	209	216	230	235	26	12%
\$150,000-\$199,999	283	307	340	360	77	27%
\$200,000 or more	403	434	539	637	234	58%
Total Households	2,546	2,546	2,637	2,658	112	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$92,241	\$95,927	\$105,885	\$116,085	\$23,844	26%

*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.

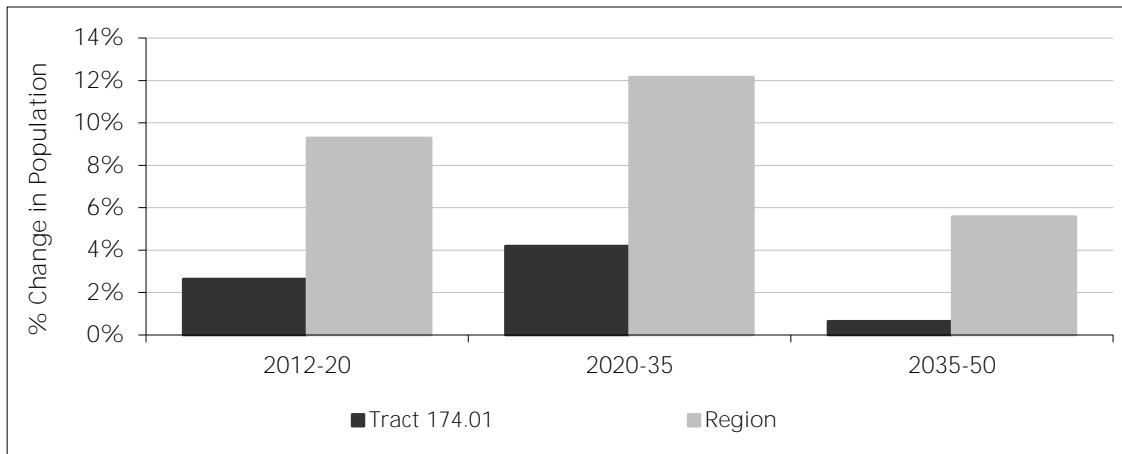
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,464	5,608	5,843	5,881	417	8%
Under 5	335	378	356	416	81	24%
5 to 9	252	284	268	316	64	25%
10 to 14	208	190	222	208	0	0%
15 to 17	134	104	134	113	-21	-16%
18 to 19	88	56	73	45	-43	-49%
20 to 24	182	158	179	140	-42	-23%
25 to 29	456	432	382	416	-40	-9%
30 to 34	582	593	490	623	41	7%
35 to 39	494	589	518	569	75	15%
40 to 44	435	406	469	393	-42	-10%
45 to 49	406	337	417	319	-87	-21%
50 to 54	450	354	426	335	-115	-26%
55 to 59	467	465	420	448	-19	-4%
60 to 61	155	181	139	152	-3	-2%
62 to 64	242	286	242	277	35	14%
65 to 69	257	356	358	394	137	53%
70 to 74	102	173	225	182	80	78%
75 to 79	97	133	257	184	87	90%
80 to 84	52	53	119	108	56	108%
85 and over	70	80	149	243	173	247%
Median Age	40.0	40.2	43.2	41.2	1.2	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,464	5,608	5,843	5,881	417	8%
Hispanic	402	473	554	613	211	52%
Non-Hispanic	5,062	5,135	5,289	5,268	206	4%
White	4,624	4,680	4,758	4,697	73	2%
Black	27	29	29	29	2	7%
American Indian	23	17	9	7	-16	-70%
Asian	182	198	257	285	103	57%
Hawaiian / Pacific Islander	8	8	7	6	-2	-25%
Other	22	14	5	4	-18	-82%
Two or More Races	176	189	224	240	64	36%

GROWTH TRENDS IN TOTAL POPULATION



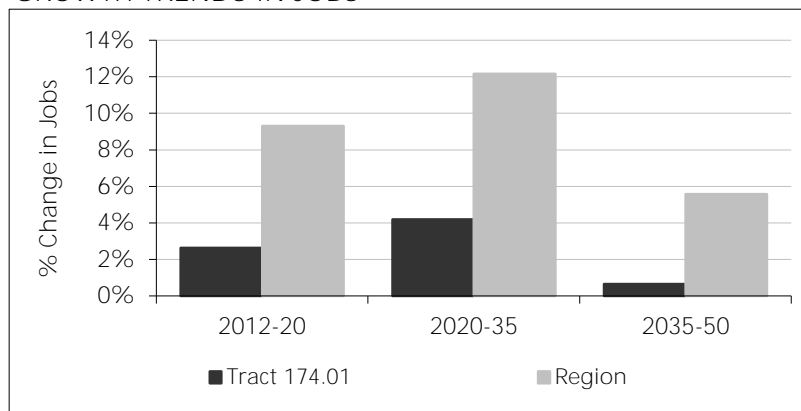
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,786	3,021	3,026	3,027	241	9%
Civilian Jobs	2,786	3,021	3,026	3,027	241	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	799	799	799	799	0	0%
Developed Acres	564	610	613	618	54	10%
Low Density Single Family	0	0	0	0	0	0%
Single Family	266	269	269	276	11	4%
Multiple Family	31	31	38	38	7	22%
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	55	28	28	28	-27	-49%
Commercial/Services	45	59	58	58	13	28%
Office	2	3	3	3	0	16%
Schools	7	7	7	7	0	0%
Roads and Freeways	113	140	140	140	27	24%
Agricultural and Extractive ²	11	5	3	0	-11	-100%
Parks and Military Use	33	67	67	67	35	106%
Vacant Developable Acres	61	15	12	7	-54	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	12	6	5	1	-12	-93%
Multiple Family	3	3	0	0	-2	-89%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	0	0	0	-3	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	43	6	6	6	-37	-86%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	174	174	174	174	0	0%
Employment Density ³	25.3	31.3	31.5	31.5	6.2	24%
Residential Density ⁴	9.3	9.2	9.3	9.3	0.0	-1%

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