

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 173.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,564	5,746	6,347	6,820	1,256	23%
Household Population	5,564	5,746	6,347	6,820	1,256	23%
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	3,179	3,231	3,406	3,620	441	14%
Single Family	956	946	969	969	13	1%
Multiple Family	2,197	2,285	2,437	2,651	454	21%
Mobile Homes	26	0	0	0	-26	-100%
Occupied Housing Units	2,526	2,546	2,783	3,004	478	19%
Single Family	893	881	915	898	5	1%
Multiple Family	1,617	1,665	1,868	2,106	489	30%
Mobile Homes	16	0	0	0	-16	-100%
Vacancy Rate	20.5%	21.2%	18.3%	17.0%	-3.5	-17%
Single Family	6.6%	6.9%	5.6%	7.3%	0.7	11%
Multiple Family	26.4%	27.1%	23.3%	20.6%	-5.8	-22%
Mobile Homes	38.5%	0.0%	0.0%	0.0%	-38.5	-100%
Persons per Household	2.20	2.26	2.28	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	249	206	188	163	-86	-35%
\$15,000-\$29,999	212	267	248	236	24	11%
\$30,000-\$44,999	313	245	239	255	-58	-19%
\$45,000-\$59,999	252	192	218	240	-12	-5%
\$60,000-\$74,999	225	267	251	196	-29	-13%
\$75,000-\$99,999	354	263	313	372	18	5%
\$100,000-\$124,999	263	255	260	265	2	1%
\$125,000-\$149,999	180	181	236	261	81	45%
\$150,000-\$199,999	197	260	307	348	151	77%
\$200,000 or more	281	410	523	668	387	138%
Total Households	2,526	2,546	2,783	3,004	478	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$75,847	\$84,125	\$94,768	\$103,774	\$27,927	37%

*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.

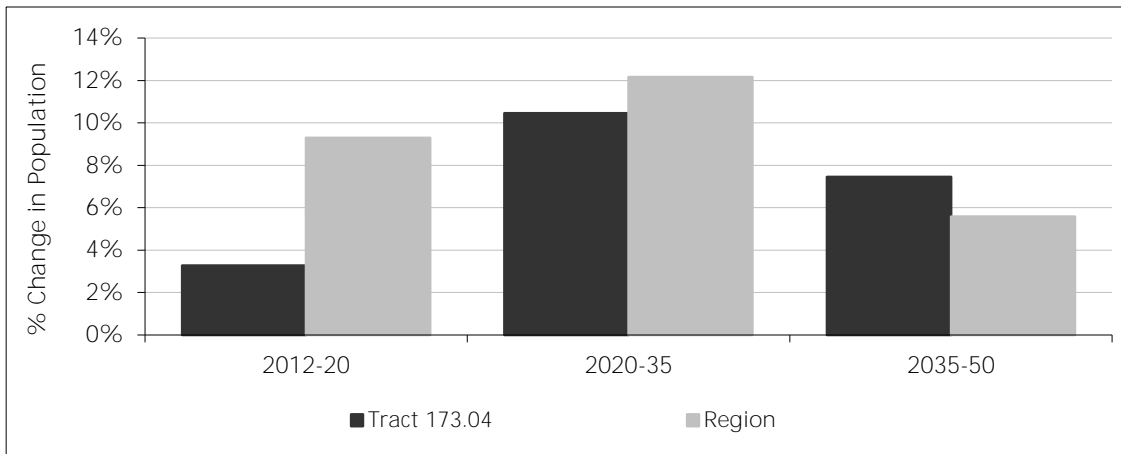
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,564	5,746	6,347	6,820	1,256	23%
Under 5	314	361	345	394	80	25%
5 to 9	281	291	291	330	49	17%
10 to 14	203	185	207	222	19	9%
15 to 17	164	136	157	155	-9	-5%
18 to 19	123	89	92	90	-33	-27%
20 to 24	280	268	264	257	-23	-8%
25 to 29	417	418	379	421	4	1%
30 to 34	553	548	487	595	42	8%
35 to 39	491	549	527	562	71	14%
40 to 44	439	397	479	424	-15	-3%
45 to 49	372	311	372	338	-34	-9%
50 to 54	364	306	348	340	-24	-7%
55 to 59	309	307	291	350	41	13%
60 to 61	129	148	124	150	21	16%
62 to 64	231	277	256	316	85	37%
65 to 69	292	389	399	459	167	57%
70 to 74	204	328	464	430	226	111%
75 to 79	133	174	336	286	153	115%
80 to 84	99	99	223	234	135	136%
85 and over	166	165	306	467	301	181%
Median Age	39.6	40.4	44.4	44.5	4.9	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,564	5,746	6,347	6,820	1,256	23%
Hispanic	1,583	1,810	2,178	2,488	905	57%
Non-Hispanic	3,981	3,936	4,169	4,332	351	9%
White	3,621	3,569	3,727	3,834	213	6%
Black	30	30	30	32	2	7%
American Indian	13	9	4	3	-10	-77%
Asian	186	197	261	304	118	63%
Hawaiian / Pacific Islander	11	11	9	7	-4	-36%
Other	16	11	6	5	-11	-69%
Two or More Races	104	109	132	147	43	41%

GROWTH TRENDS IN TOTAL POPULATION



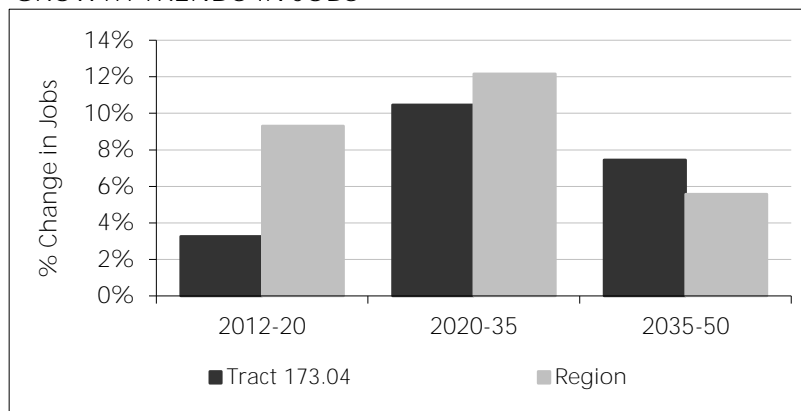
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,883	5,356	5,470	5,605	722	15%
Civilian Jobs	4,883	5,356	5,470	5,605	722	15%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	674	674	674	674	0	0%
Developed Acres	648	655	661	662	14	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	198	197	203	203	5	2%
Multiple Family	107	107	107	108	1	1%
Mobile Homes	1	0	0	0	-1	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	11	13	25	25	--
Industrial	43	27	27	27	-16	-37%
Commercial/Services	92	93	92	82	-10	-11%
Office	32	29	28	27	-5	-17%
Schools	39	39	39	39	0	0%
Roads and Freeways	115	131	131	131	16	14%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	0	0%
Vacant Developable Acres	14	6	0	0	-14	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	10	6	0	0	-10	-100%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-85%
Office	1	0	0	0	-1	-100%
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	12	12	12	12	0	0%
Employment Density ³	23.7	27.7	28.4	30.0	6.3	27%
Residential Density ⁴	10.4	10.4	10.7	11.2	0.8	8%

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