

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 177.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,838	2,971	3,134	3,642	804	28%
Household Population	2,838	2,971	3,134	3,642	804	28%
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	1,485	1,510	1,547	1,838	353	24%
Single Family	1,057	1,067	1,066	1,053	-4	0%
Multiple Family	142	157	195	499	357	251%
Mobile Homes	286	286	286	286	0	0%
Occupied Housing Units	1,360	1,366	1,428	1,666	306	23%
Single Family	989	979	1,001	969	-20	-2%
Multiple Family	114	129	170	444	330	289%
Mobile Homes	257	258	257	253	-4	-2%
Vacancy Rate	8.4%	9.5%	7.7%	9.4%	1.0	12%
Single Family	6.4%	8.2%	6.1%	8.0%	1.6	25%
Multiple Family	19.7%	17.8%	12.8%	11.0%	-8.7	-44%
Mobile Homes	10.1%	9.8%	10.1%	11.5%	1.4	14%
Persons per Household	2.09	2.17	2.19	2.19	0.1	5%

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	145	196	166	168	23	16%
\$15,000-\$29,999	141	220	223	225	84	60%
\$30,000-\$44,999	236	139	135	180	-56	-24%
\$45,000-\$59,999	175	196	202	181	6	3%
\$60,000-\$74,999	127	95	104	166	39	31%
\$75,000-\$99,999	121	139	153	170	49	40%
\$100,000-\$124,999	107	85	94	118	11	10%
\$125,000-\$149,999	43	75	89	86	43	100%
\$150,000-\$199,999	94	83	87	133	39	41%
\$200,000 or more	171	138	175	239	68	40%
Total Households	1,360	1,366	1,428	1,666	306	23%
Median Household Income						
Adjusted for inflation (\$2010)	\$58,543	\$54,796	\$59,109	\$67,139	\$8,596	15%

*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.

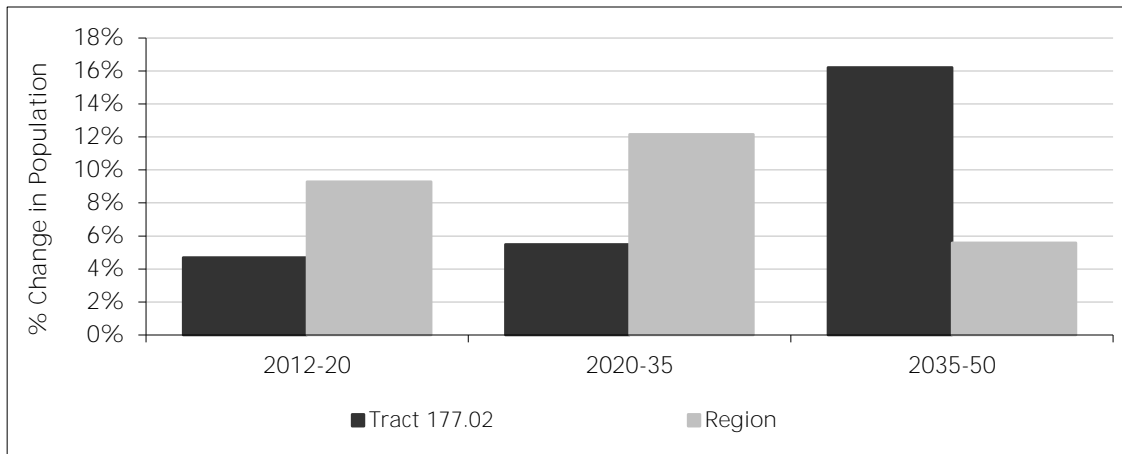
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,838	2,971	3,134	3,642	804	28%
Under 5	139	161	153	213	74	53%
5 to 9	125	145	139	189	64	51%
10 to 14	117	110	128	145	28	24%
15 to 17	68	56	73	67	-1	-1%
18 to 19	59	40	43	34	-25	-42%
20 to 24	107	97	106	100	-7	-7%
25 to 29	220	218	192	240	20	9%
30 to 34	249	258	214	311	62	25%
35 to 39	227	275	234	302	75	33%
40 to 44	247	236	277	272	25	10%
45 to 49	231	193	236	199	-32	-14%
50 to 54	250	203	236	217	-33	-13%
55 to 59	233	239	218	271	38	16%
60 to 61	98	119	94	123	25	26%
62 to 64	123	150	127	170	47	38%
65 to 69	133	185	181	232	99	74%
70 to 74	76	126	172	170	94	124%
75 to 79	50	70	131	120	70	140%
80 to 84	32	31	70	70	38	119%
85 and over	54	59	110	197	143	265%
Median Age	42.2	42.7	45.2	44.0	1.8	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,838	2,971	3,134	3,642	804	28%
Hispanic	329	392	464	590	261	79%
Non-Hispanic	2,509	2,579	2,670	3,052	543	22%
White	2,355	2,416	2,481	2,819	464	20%
Black	3	3	3	3	0	0%
American Indian	4	3	1	0	-4	-100%
Asian	58	64	82	105	47	81%
Hawaiian / Pacific Islander	3	3	2	2	-1	-33%
Other	10	7	3	2	-8	-80%
Two or More Races	76	83	98	121	45	59%

GROWTH TRENDS IN TOTAL POPULATION



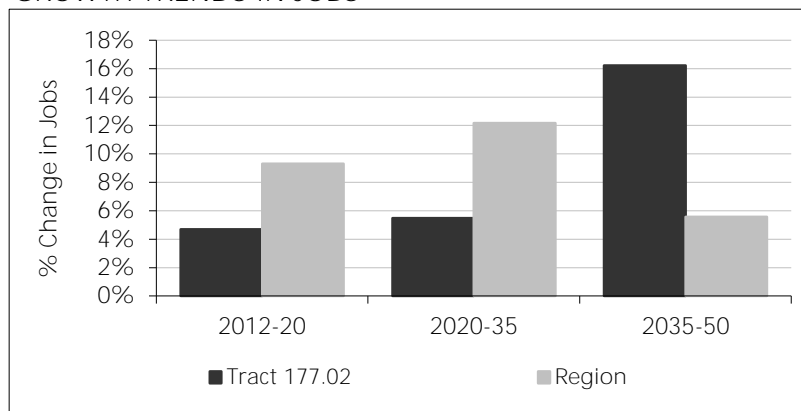
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,099	1,281	1,481	1,481	382	35%
Civilian Jobs	1,099	1,281	1,481	1,481	382	35%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	282	282	282	282	0	0%
Developed Acres	264	267	267	267	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	130	131	130	128	-2	-1%
Multiple Family	6	7	7	10	5	77%
Mobile Homes	16	16	16	16	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	7	14	18	18	--
Industrial	17	1	1	1	-16	-92%
Commercial/Services	19	14	7	2	-17	-88%
Office	0	0	0	0	0	-100%
Schools	7	7	7	7	0	0%
Roads and Freeways	62	78	78	78	16	26%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	0	0%
Vacant Developable Acres	7	5	5	5	-2	-33%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	4	4	4	-1	-16%
Multiple Family	2	1	1	1	-1	-65%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-100%
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	10	10	10	10	0	0%
Employment Density ³	24.7	48.7	64.3	74.4	49.7	201%
Residential Density ⁴	9.8	9.6	9.7	11.2	1.4	15%

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