

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 176.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,492	2,457	2,558	2,602	110	4%
Household Population	2,489	2,456	2,550	2,591	102	4%
Group Quarters Population	3	1	8	11	8	267%
Civilian	3	1	8	11	8	267%
Military	0	0	0	0	0	0%
Total Housing Units	989	998	1,019	1,047	58	6%
Single Family	851	858	864	892	41	5%
Multiple Family	138	140	155	155	17	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	966	969	998	1,016	50	5%
Single Family	828	829	843	861	33	4%
Multiple Family	138	140	155	155	17	12%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	2.9%	2.1%	3.0%	0.7	30%
Single Family	2.7%	3.4%	2.4%	3.5%	0.8	30%
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	2.58	2.53	2.56	2.55	0.0	-1%

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	71	57	52	49	-22	-31%
\$15,000-\$29,999	108	55	53	34	-74	-69%
\$30,000-\$44,999	75	114	80	86	11	15%
\$45,000-\$59,999	49	41	70	79	30	61%
\$60,000-\$74,999	68	100	100	39	-29	-43%
\$75,000-\$99,999	151	108	124	140	-11	-7%
\$100,000-\$124,999	116	112	78	114	-2	-2%
\$125,000-\$149,999	79	80	93	78	-1	-1%
\$150,000-\$199,999	82	117	128	130	48	59%
\$200,000 or more	167	185	220	267	100	60%
Total Households	966	969	998	1,016	50	5%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,543	\$102,121	\$106,410	\$117,763	\$24,220	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.

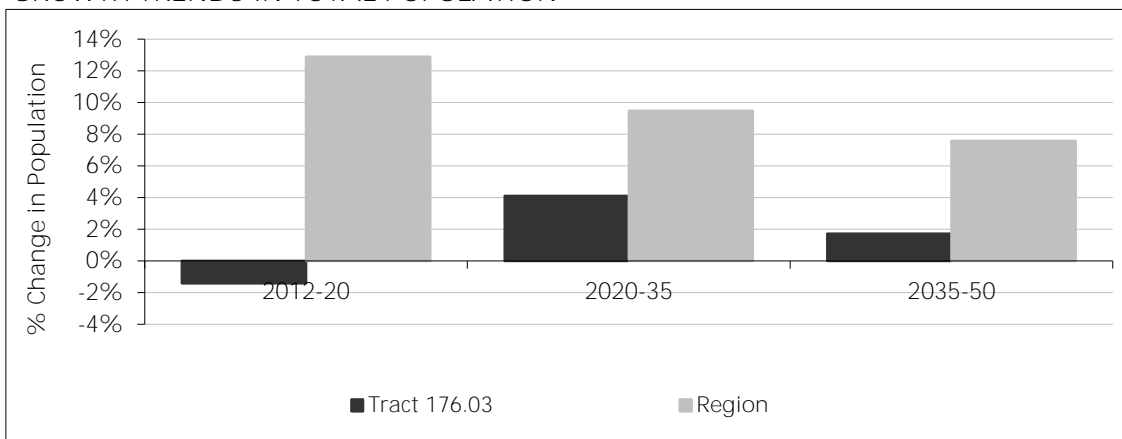
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,492	2,457	2,558	2,602	110	4%
Under 5	128	144	131	153	25	20%
5 to 9	121	123	113	130	9	7%
10 to 14	132	116	124	118	-14	-11%
15 to 17	75	57	71	60	-15	-20%
18 to 19	49	33	37	27	-22	-45%
20 to 24	93	85	80	72	-21	-23%
25 to 29	150	136	117	128	-22	-15%
30 to 34	200	192	158	193	-7	-4%
35 to 39	214	235	206	218	4	2%
40 to 44	221	197	229	196	-25	-11%
45 to 49	191	154	175	142	-49	-26%
50 to 54	202	164	176	149	-53	-26%
55 to 59	219	216	188	210	-9	-4%
60 to 61	70	77	59	66	-4	-6%
62 to 64	94	107	89	99	5	5%
65 to 69	116	152	154	165	49	42%
70 to 74	74	115	160	140	66	89%
75 to 79	44	55	104	89	45	102%
80 to 84	49	45	95	99	50	102%
85 and over	50	54	92	148	98	196%
Median Age	41.9	42.7	45.4	45.2	3.3	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,492	2,457	2,558	2,602	110	4%
Hispanic	574	632	722	788	214	37%
Non-Hispanic	1,918	1,825	1,836	1,814	-104	-5%
White	1,768	1,677	1,660	1,625	-143	-8%
Black	11	10	10	10	-1	-9%
American Indian	6	4	4	3	-3	-50%
Asian	68	70	91	100	32	47%
Hawaiian / Pacific Islander	1	1	1	1	0	0%
Other	6	4	2	2	-4	-67%
Two or More Races	58	59	68	73	15	26%

GROWTH TRENDS IN TOTAL POPULATION



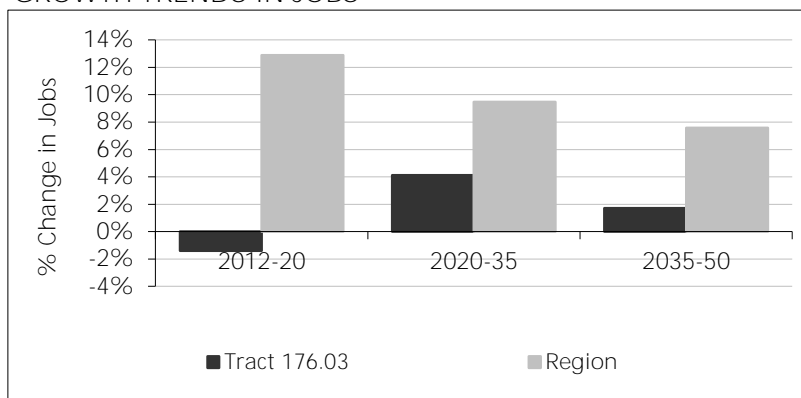
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	736	774	775	775	39	5%
Civilian Jobs	736	774	775	775	39	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	415	415	415	415	0	0%
Developed Acres	389	392	392	392	3	1%
Low Density Single Family	3	3	3	3	0	0%
Single Family	199	202	204	212	13	7%
Multiple Family	9	9	9	9	0	0%
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	0	0	0	0	0	0%
Commercial/Services	11	11	11	11	0	0%
Office	4	4	4	4	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	100	100	100	100	0	0%
Agricultural and Extractive ²	21	20	19	11	-10	-47%
Parks and Military Use	42	42	42	42	0	0%
Vacant Developable Acres	14	11	11	11	-3	-23%
Low Density Single Family	1	1	1	1	0	0%
Single Family	14	11	11	11	-3	-23%
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	0	0	0	0	0	0%
Constrained Acres	12	12	12	12	0	0%
Employment Density ³	48.1	50.6	50.5	50.5	2.4	5%
Residential Density ⁴	4.7	4.7	4.7	4.7	0.0	0%

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