

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 175.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,921	2,945	3,044	3,790	869	30%
Household Population	2,851	2,893	2,953	3,671	820	29%
Group Quarters Population	70	52	91	119	49	70%
Civilian	70	52	91	119	49	70%
Military	0	0	0	0	0	0%
Total Housing Units	1,471	1,484	1,484	1,861	390	27%
Single Family	1,111	1,113	1,113	1,106	-5	0%
Multiple Family	360	371	371	755	395	110%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,360	1,341	1,373	1,671	311	23%
Single Family	1,038	1,013	1,050	1,002	-36	-3%
Multiple Family	322	328	323	669	347	108%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.5%	9.6%	7.5%	10.2%	2.7	36%
Single Family	6.6%	9.0%	5.7%	9.4%	2.8	42%
Multiple Family	10.6%	11.6%	12.9%	11.4%	0.8	8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.10	2.16	2.15	2.20	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	133	80	79	92	-41	-31%
\$15,000-\$29,999	124	59	11	26	-98	-79%
\$30,000-\$44,999	188	150	128	98	-90	-48%
\$45,000-\$59,999	99	38	111	185	86	87%
\$60,000-\$74,999	141	160	53	20	-121	-86%
\$75,000-\$99,999	151	169	210	219	68	45%
\$100,000-\$124,999	99	85	121	181	82	83%
\$125,000-\$149,999	105	114	87	106	1	1%
\$150,000-\$199,999	113	170	173	229	116	103%
\$200,000 or more	207	316	400	515	308	149%
Total Households	1,360	1,341	1,373	1,671	311	23%

*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.

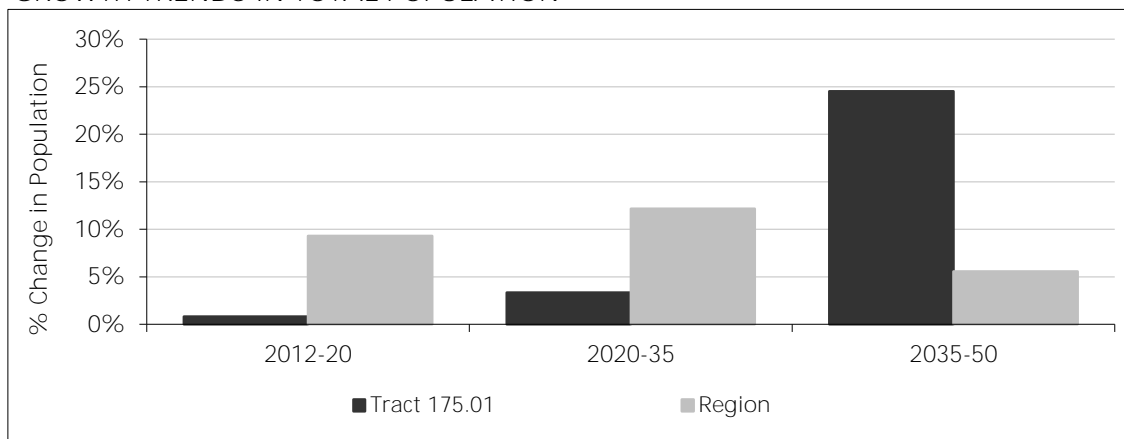
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,921	2,945	3,044	3,790	869	30%
Under 5	134	154	146	222	88	66%
5 to 9	97	104	98	140	43	44%
10 to 14	108	93	108	123	15	14%
15 to 17	60	45	60	63	3	5%
18 to 19	57	34	43	39	-18	-32%
20 to 24	69	58	64	60	-9	-13%
25 to 29	217	205	178	234	17	8%
30 to 34	304	297	237	379	75	25%
35 to 39	241	277	238	325	84	35%
40 to 44	231	214	245	252	21	9%
45 to 49	241	193	232	215	-26	-11%
50 to 54	241	188	218	215	-26	-11%
55 to 59	251	247	229	303	52	21%
60 to 61	119	138	111	149	30	25%
62 to 64	158	179	140	201	43	27%
65 to 69	174	234	225	304	130	75%
70 to 74	72	118	153	158	86	119%
75 to 79	64	84	155	148	84	131%
80 to 84	30	30	67	85	55	183%
85 and over	53	53	97	175	122	230%
Median Age	43.8	44.8	47.3	46.3	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,921	2,945	3,044	3,790	869	30%
Hispanic	249	287	335	455	206	83%
Non-Hispanic	2,672	2,658	2,709	3,335	663	25%
White	2,487	2,466	2,484	3,040	553	22%
Black	12	13	13	16	4	33%
American Indian	11	8	3	3	-8	-73%
Asian	90	98	126	172	82	91%
Hawaiian / Pacific Islander	6	6	6	5	-1	-17%
Other	6	4	3	2	-4	-67%
Two or More Races	60	63	74	97	37	62%

GROWTH TRENDS IN TOTAL POPULATION



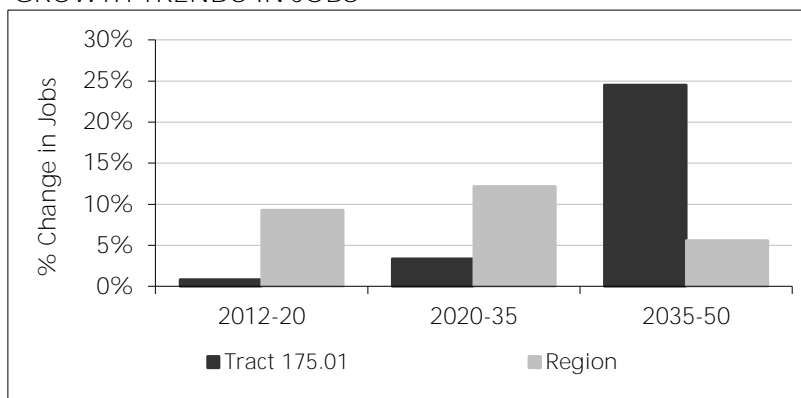
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	5,230	5,315	5,791	6,075	845	16%
Civilian Jobs	5,230	5,315	5,791	6,075	845	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	412	412	412	412	0	0%
Developed Acres	368	373	389	394	26	7%
Low Density Single Family	0	0	0	0	0	0%
Single Family	138	138	138	137	-1	-1%
Multiple Family	8	8	8	9	1	12%
Mobile Homes	0	0	0	0	0	0%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	4	10	26	26	--
Industrial	17	2	2	2	-16	-90%
Commercial/Services	58	58	67	56	-2	-3%
Office	6	7	8	8	2	36%
Schools	0	0	0	0	0	0%
Roads and Freeways	115	130	130	130	16	14%
Agricultural and Extractive ²	2	2	2	2	0	-14%
Parks and Military Use	19	19	19	19	0	0%
Vacant Developable Acres	24	23	7	2	-22	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	2	0	0%
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	20	20	4	0	-19	-99%
Office	3	2	1	0	-3	-96%
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	16	16	16	16	0	0%
Employment Density ³	64.5	77.6	71.0	77.3	12.8	20%
Residential Density ⁴	9.7	9.7	9.5	11.3	1.6	17%

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