

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 176.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,016	5,259	5,747	5,722	706	14%
Household Population	4,871	5,120	5,598	5,564	693	14%
Group Quarters Population	145	139	149	158	13	9%
Civilian	145	139	149	158	13	9%
Military	0	0	0	0	0	0%
Total Housing Units	2,267	2,331	2,493	2,493	226	10%
Single Family	1,513	1,577	1,739	1,739	226	15%
Multiple Family	754	754	754	754	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,151	2,213	2,387	2,381	230	11%
Single Family	1,469	1,531	1,700	1,694	225	15%
Multiple Family	682	682	687	687	5	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.1%	5.1%	4.3%	4.5%	-0.6	-12%
Single Family	2.9%	2.9%	2.2%	2.6%	-0.3	-10%
Multiple Family	9.5%	9.5%	8.9%	8.9%	-0.6	-6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.26	2.31	2.35	2.34	0.1	4%

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	96	122	122	107	11	11%
\$15,000-\$29,999	184	165	156	132	-52	-28%
\$30,000-\$44,999	157	231	211	194	37	24%
\$45,000-\$59,999	65	162	203	198	133	205%
\$60,000-\$74,999	237	211	152	129	-108	-46%
\$75,000-\$99,999	325	248	328	272	-53	-16%
\$100,000-\$124,999	218	246	206	224	6	3%
\$125,000-\$149,999	218	163	247	239	21	10%
\$150,000-\$199,999	158	255	256	273	115	73%
\$200,000 or more	493	410	506	613	120	24%
Total Households	2,151	2,213	2,387	2,381	230	11%
Median Household Income						
Adjusted for inflation (\$2010)	\$101,319	\$96,724	\$102,609	\$117,690	\$16,371	16%

*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.

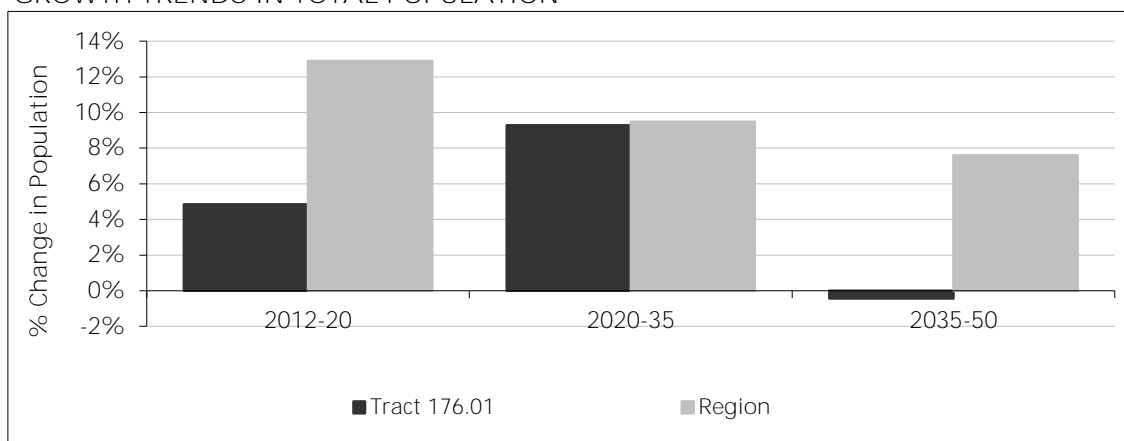
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,016	5,259	5,747	5,722	706	14%
Under 5	193	226	186	216	23	12%
5 to 9	266	295	250	280	14	5%
10 to 14	275	254	263	237	-38	-14%
15 to 17	140	111	126	99	-41	-29%
18 to 19	104	64	71	43	-61	-59%
20 to 24	178	155	148	109	-69	-39%
25 to 29	186	182	146	150	-36	-19%
30 to 34	154	157	112	131	-23	-15%
35 to 39	190	227	177	182	-8	-4%
40 to 44	310	291	296	233	-77	-25%
45 to 49	333	278	296	219	-114	-34%
50 to 54	367	299	312	248	-119	-32%
55 to 59	389	388	309	310	-79	-20%
60 to 61	151	178	124	134	-17	-11%
62 to 64	217	259	195	213	-4	-2%
65 to 69	269	371	322	339	70	26%
70 to 74	212	356	401	325	113	53%
75 to 79	166	226	370	259	93	56%
80 to 84	268	270	545	447	179	67%
85 and over	648	672	1,098	1,548	900	139%
Median Age	52.4	56.2	62.9	65.8	13.4	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,016	5,259	5,747	5,722	706	14%
Hispanic	351	419	510	556	205	58%
Non-Hispanic	4,665	4,840	5,237	5,166	501	11%
White	4,305	4,451	4,751	4,645	340	8%
Black	38	41	43	42	4	11%
American Indian	5	4	4	4	-1	-20%
Asian	193	214	289	316	123	64%
Hawaiian / Pacific Islander	9	10	12	13	4	44%
Other	16	11	4	3	-13	-81%
Two or More Races	99	109	134	143	44	44%

GROWTH TRENDS IN TOTAL POPULATION



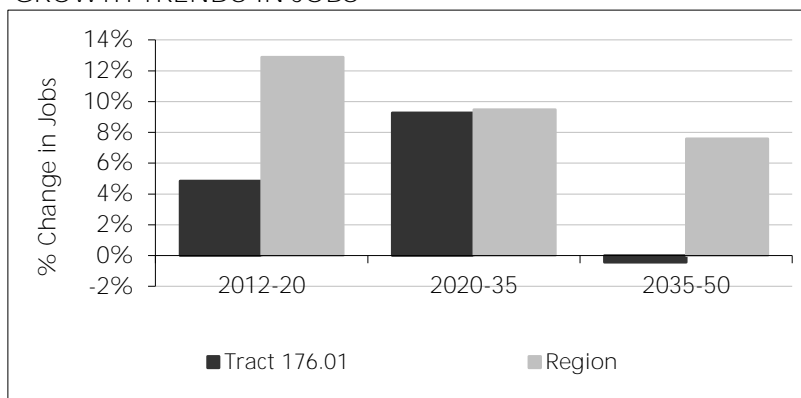
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,852	2,945	3,062	3,062	210	7%
Civilian Jobs	2,852	2,945	3,062	3,062	210	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,118	2,118	2,118	2,118	0	0%
Developed Acres	1,145	1,227	1,280	1,280	136	12%
Low Density Single Family	17	17	21	21	4	22%
Single Family	502	593	675	675	173	34%
Multiple Family	67	67	67	67	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	142	151	155	155	12	9%
Office	0	8	8	8	8	--
Schools	10	10	10	10	0	0%
Roads and Freeways	258	258	258	258	0	0%
Agricultural and Extractive ²	104	78	43	43	-61	-59%
Parks and Military Use	40	40	40	40	0	0%
Vacant Developable Acres	143	61	7	7	-136	-95%
Low Density Single Family	6	6	1	1	-5	-81%
Single Family	124	52	6	6	-118	-95%
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	5	3	0	0	-5	-100%
Office	8	0	0	0	-8	-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	831	831	831	831	0	0%
Employment Density ³	18.5	17.2	17.5	17.5	-0.9	-5%
Residential Density ⁴	3.9	3.4	3.3	3.3	-0.6	-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