

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 178.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,402	6,542	6,610	6,575	173	3%
Household Population	6,402	6,542	6,610	6,575	173	3%
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	3,009	3,013	3,013	3,013	4	0%
Single Family	2,033	2,037	2,037	2,037	4	0%
Multiple Family	976	976	976	976	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,753	2,752	2,775	2,771	18	1%
Single Family	1,867	1,866	1,887	1,884	17	1%
Multiple Family	886	886	888	887	1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.5%	8.7%	7.9%	8.0%	-0.5	-6%
Single Family	8.2%	8.4%	7.4%	7.5%	-0.7	-9%
Multiple Family	9.2%	9.2%	9.0%	9.1%	-0.1	-1%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.33	2.38	2.38	2.37	0.0	2%

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	125	90	86	84	-41	-33%
\$15,000-\$29,999	301	130	99	62	-239	-79%
\$30,000-\$44,999	239	175	137	131	-108	-45%
\$45,000-\$59,999	268	192	227	171	-97	-36%
\$60,000-\$74,999	169	243	193	150	-19	-11%
\$75,000-\$99,999	403	346	270	297	-106	-26%
\$100,000-\$124,999	419	295	349	323	-96	-23%
\$125,000-\$149,999	244	355	313	262	18	7%
\$150,000-\$199,999	273	416	461	501	228	84%
\$200,000 or more	312	510	640	790	478	153%
Total Households	2,753	2,752	2,775	2,771	18	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$92,029	\$116,949	\$127,117	\$140,983	\$48,954	53%

*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.

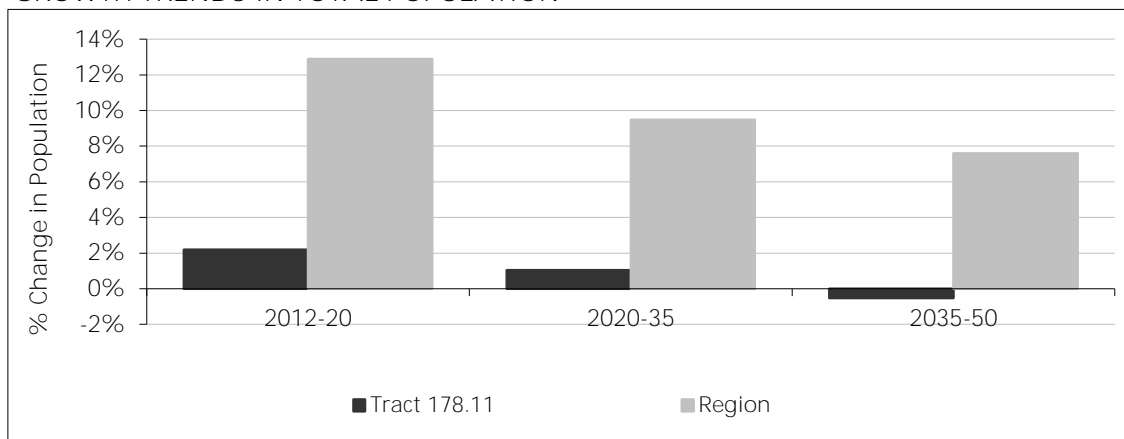
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,402	6,542	6,610	6,575	173	3%
Under 5	364	425	363	440	76	21%
5 to 9	398	443	394	448	50	13%
10 to 14	497	456	481	466	-31	-6%
15 to 17	275	220	248	216	-59	-21%
18 to 19	187	115	121	76	-111	-59%
20 to 24	203	176	178	137	-66	-33%
25 to 29	220	218	173	191	-29	-13%
30 to 34	420	426	340	422	2	0%
35 to 39	468	547	452	504	36	8%
40 to 44	505	477	495	423	-82	-16%
45 to 49	585	498	558	452	-133	-23%
50 to 54	601	497	530	453	-148	-25%
55 to 59	408	408	328	364	-44	-11%
60 to 61	125	147	101	110	-15	-12%
62 to 64	201	237	179	216	15	7%
65 to 69	292	400	339	385	93	32%
70 to 74	215	360	438	382	167	78%
75 to 79	146	198	330	242	96	66%
80 to 84	160	157	330	302	142	89%
85 and over	132	137	232	346	214	162%
Median Age	41.7	42.6	45.5	44.6	2.9	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,402	6,542	6,610	6,575	173	3%
Hispanic	564	649	707	754	190	34%
Non-Hispanic	5,838	5,893	5,903	5,821	-17	0%
White	4,920	4,921	4,749	4,584	-336	-7%
Black	45	45	37	27	-18	-40%
American Indian	9	7	6	7	-2	-22%
Asian	632	677	843	917	285	45%
Hawaiian / Pacific Islander	14	17	19	22	8	57%
Other	19	15	7	4	-15	-79%
Two or More Races	199	211	242	260	61	31%

GROWTH TRENDS IN TOTAL POPULATION



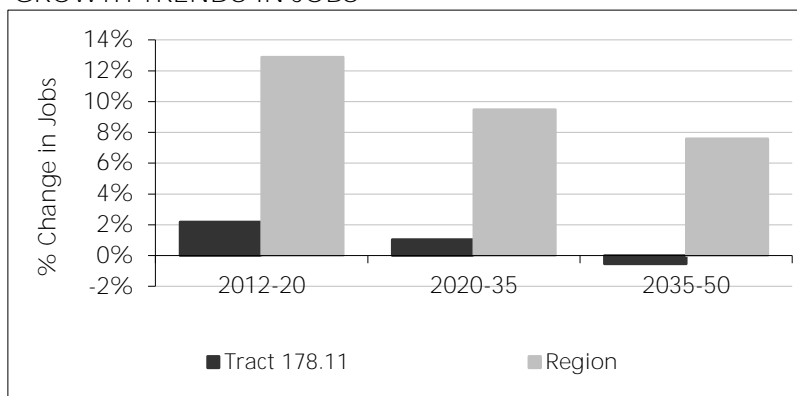
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,145	2,188	2,342	2,376	231	11%
Civilian Jobs	2,145	2,188	2,342	2,376	231	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	853	853	853	853	0	0%
Developed Acres	697	701	701	701	5	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	263	265	265	265	2	1%
Multiple Family	87	87	87	87	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	15	15	15	15	0	0%
Commercial/Services	35	38	38	38	3	10%
Office	24	24	25	25	1	3%
Schools	14	14	14	14	0	0%
Roads and Freeways	215	215	215	215	0	0%
Agricultural and Extractive ²	1	0	0	0	-1	-100%
Parks and Military Use	43	43	43	43	0	0%
Vacant Developable Acres	5	0	0	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
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	3	0	0	0	-3	-100%
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	151	151	151	151	0	0%
Employment Density ³	24.5	24.0	25.5	25.9	1.4	6%
Residential Density ⁴	8.6	8.6	8.6	8.6	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