

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 171.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,331	5,779	6,052	6,019	688	13%
Household Population	5,331	5,779	6,052	6,019	688	13%
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	2,211	2,314	2,370	2,371	160	7%
Single Family	2,126	2,229	2,285	2,285	159	7%
Multiple Family	85	85	85	86	1	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,010	2,105	2,208	2,200	190	9%
Single Family	1,951	2,035	2,134	2,127	176	9%
Multiple Family	59	70	74	73	14	24%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.1%	9.0%	6.8%	7.2%	-1.9	-21%
Single Family	8.2%	8.7%	6.6%	6.9%	-1.3	-16%
Multiple Family	30.6%	17.6%	12.9%	15.1%	-15.5	-51%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.65	2.75	2.74	2.74	0.1	3%

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	0	67	65	53	53	0%
\$15,000-\$29,999	130	36	30	27	-103	-79%
\$30,000-\$44,999	171	94	76	62	-109	-64%
\$45,000-\$59,999	101	112	110	94	-7	-7%
\$60,000-\$74,999	121	101	102	97	-24	-20%
\$75,000-\$99,999	166	191	175	153	-13	-8%
\$100,000-\$124,999	198	174	177	164	-34	-17%
\$125,000-\$149,999	110	146	152	157	47	43%
\$150,000-\$199,999	239	269	276	258	19	8%
\$200,000 or more	774	915	1,045	1,135	361	47%
Total Households	2,010	2,105	2,208	2,200	190	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$151,674	\$174,442	\$189,312	\$204,626	\$52,952	35%

*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.

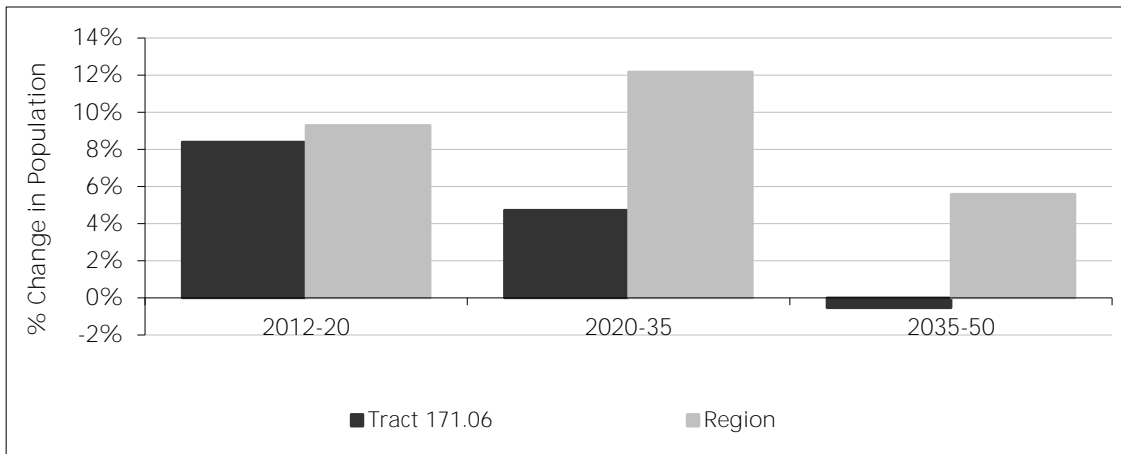
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,331	5,779	6,052	6,019	688	13%
Under 5	130	149	126	148	18	14%
5 to 9	240	276	233	271	31	13%
10 to 14	422	406	436	436	14	3%
15 to 17	332	277	315	273	-59	-18%
18 to 19	230	147	174	102	-128	-56%
20 to 24	207	187	186	149	-58	-28%
25 to 29	149	156	126	140	-9	-6%
30 to 34	98	111	91	116	18	18%
35 to 39	125	159	135	155	30	24%
40 to 44	205	212	234	208	3	1%
45 to 49	369	310	338	266	-103	-28%
50 to 54	519	439	486	411	-108	-21%
55 to 59	511	537	411	460	-51	-10%
60 to 61	201	245	175	200	-1	0%
62 to 64	297	359	259	314	17	6%
65 to 69	428	607	496	563	135	32%
70 to 74	287	506	563	469	182	63%
75 to 79	218	314	548	430	212	97%
80 to 84	154	157	332	291	137	89%
85 and over	209	225	388	617	408	195%
Median Age	51.5	55.6	56.8	58.6	7.1	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,331	5,779	6,052	6,019	688	13%
Hispanic	363	451	536	586	223	61%
Non-Hispanic	4,968	5,328	5,516	5,433	465	9%
White	4,660	4,985	5,107	4,989	329	7%
Black	15	17	17	17	2	13%
American Indian	5	3	0	0	-5	-100%
Asian	171	198	259	288	117	68%
Hawaiian / Pacific Islander	6	6	6	6	0	0%
Other	16	11	2	0	-16	-100%
Two or More Races	95	108	125	133	38	40%

GROWTH TRENDS IN TOTAL POPULATION



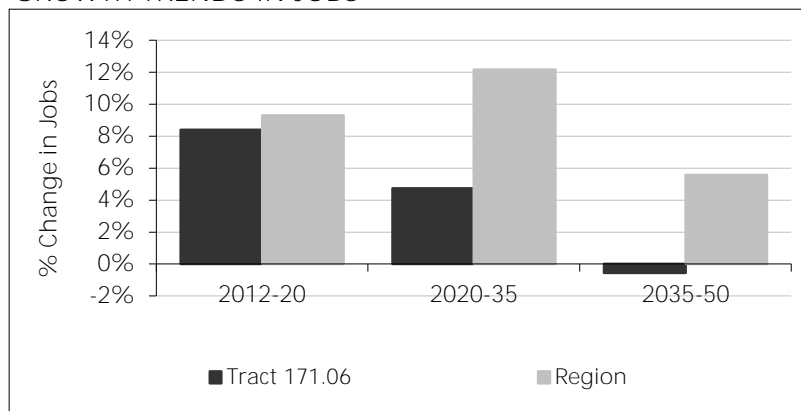
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,032	2,115	2,132	2,132	100	5%
Civilian Jobs	2,032	2,115	2,132	2,132	100	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,493	7,493	7,493	7,493	0	0%
Developed Acres	6,278	6,732	6,880	6,880	602	10%
Low Density Single Family	4,127	4,397	4,543	4,543	416	10%
Single Family	1,036	1,038	1,040	1,040	4	0%
Multiple Family	6	6	6	6	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	17	18	18	18	1	8%
Commercial/Services	82	80	80	80	-2	-3%
Office	6	5	5	5	-1	-11%
Schools	21	21	21	21	0	0%
Roads and Freeways	423	423	423	423	0	0%
Agricultural and Extractive ²	492	492	492	492	0	0%
Parks and Military Use	64	245	245	245	181	282%
Vacant Developable Acres	691	237	89	89	-602	-87%
Low Density Single Family	505	235	89	89	-416	-82%
Single Family	5	2	0	0	-5	-98%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
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	181	0	0	0	-181	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	525	525	525	525	0	0%
Employment Density ³	16.2	16.9	17.0	17.0	0.8	5%
Residential Density ⁴	0.4	0.4	0.4	0.4	0.0	-1%

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