

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.34

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,778	4,875	4,986	4,959	181	4%
Household Population	4,774	4,871	4,979	4,952	178	4%
Group Quarters Population	4	4	7	7	3	75%
Civilian	4	4	7	7	3	75%
Military	0	0	0	0	0	0%
Total Housing Units	1,713	1,713	1,715	1,737	24	1%
Single Family	1,145	1,145	1,145	1,167	22	2%
Multiple Family	568	568	570	570	2	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,635	1,627	1,660	1,658	23	1%
Single Family	1,117	1,106	1,127	1,127	10	1%
Multiple Family	518	521	533	531	13	3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.6%	5.0%	3.2%	4.5%	-0.1	-2%
Single Family	2.4%	3.4%	1.6%	3.4%	1.0	42%
Multiple Family	8.8%	8.3%	6.5%	6.8%	-2.0	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.92	2.99	3.00	2.99	0.1	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	43	73	69	66	23	53%
\$15,000-\$29,999	59	81	67	54	-5	-8%
\$30,000-\$44,999	19	114	79	71	52	274%
\$45,000-\$59,999	247	110	126	110	-137	-55%
\$60,000-\$74,999	244	158	134	90	-154	-63%
\$75,000-\$99,999	270	237	260	207	-63	-23%
\$100,000-\$124,999	205	195	179	219	14	7%
\$125,000-\$149,999	234	166	158	173	-61	-26%
\$150,000-\$199,999	190	216	269	253	63	33%
\$200,000 or more	124	277	319	415	291	235%
Total Households	1,635	1,627	1,660	1,658	23	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$94,028	\$105,192	\$113,268	\$126,734	\$32,706	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.

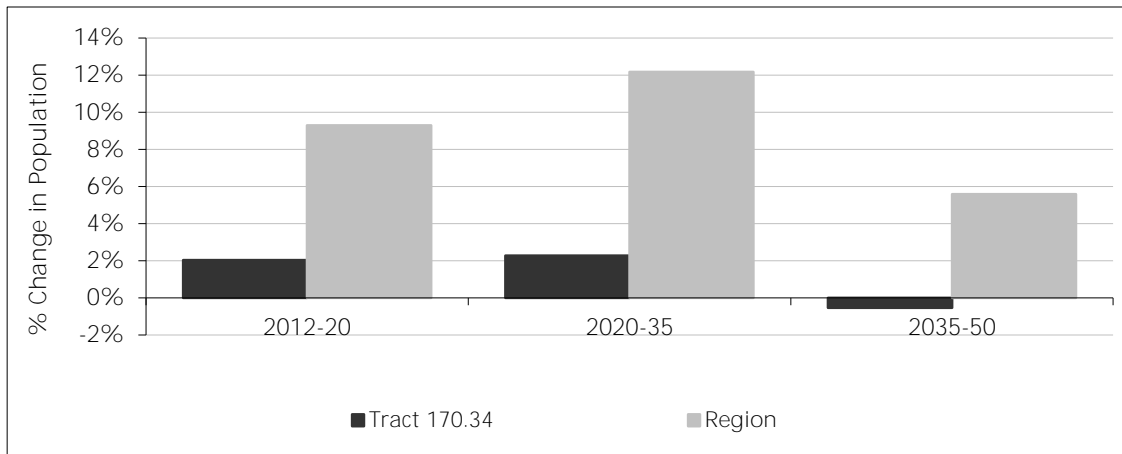
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,778	4,875	4,986	4,959	181	4%
Under 5	259	302	273	304	45	17%
5 to 9	303	333	311	321	18	6%
10 to 14	347	323	342	325	-22	-6%
15 to 17	219	177	207	190	-29	-13%
18 to 19	144	95	105	71	-73	-51%
20 to 24	287	257	255	223	-64	-22%
25 to 29	306	313	267	270	-36	-12%
30 to 34	334	344	313	342	8	2%
35 to 39	342	386	362	372	30	9%
40 to 44	384	359	403	335	-49	-13%
45 to 49	383	333	366	308	-75	-20%
50 to 54	397	337	363	318	-79	-20%
55 to 59	356	362	301	328	-28	-8%
60 to 61	99	120	91	110	11	11%
62 to 64	164	199	175	200	36	22%
65 to 69	184	269	262	297	113	61%
70 to 74	78	128	162	153	75	96%
75 to 79	75	103	181	153	78	104%
80 to 84	54	58	123	136	82	152%
85 and over	63	77	124	203	140	222%
Median Age	37.8	38.8	40.7	40.9	3.1	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,778	4,875	4,986	4,959	181	4%
Hispanic	638	744	860	964	326	51%
Non-Hispanic	4,140	4,131	4,126	3,995	-145	-4%
White	2,856	2,734	2,374	2,038	-818	-29%
Black	134	146	157	167	33	25%
American Indian	19	29	46	47	28	147%
Asian	888	939	1,162	1,272	384	43%
Hawaiian / Pacific Islander	18	33	66	95	77	428%
Other	12	15	20	20	8	67%
Two or More Races	213	235	301	356	143	67%

GROWTH TRENDS IN TOTAL POPULATION



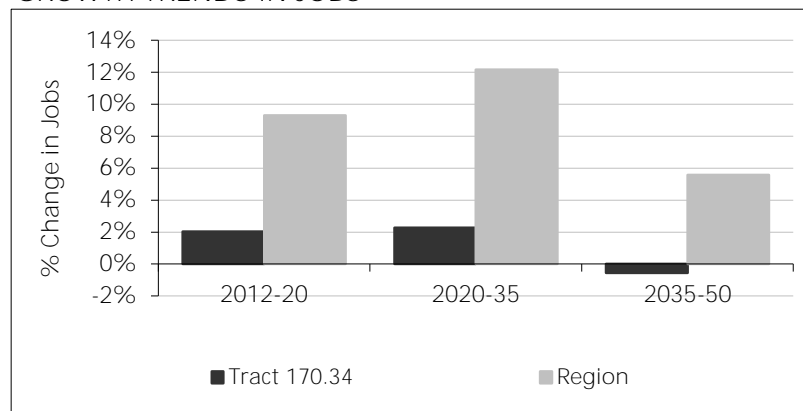
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	283	290	312	312	29	10%
Civilian Jobs	283	290	312	312	29	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	721	721	721	721	0	0%
Developed Acres	615	615	615	635	20	3%
Low Density Single Family	0	0	0	13	13	--
Single Family	222	222	222	229	7	3%
Multiple Family	30	30	30	30	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	127	127	127	127	0	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	88	88	88	88	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	135	135	135	135	0	0%
Vacant Developable Acres	20	20	20	0	-20	-100%
Low Density Single Family	13	13	13	0	-13	-100%
Single Family	7	7	7	0	-7	-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	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	86	86	86	86	0	0%
Employment Density ³	2.0	2.1	2.2	2.2	0.2	10%
Residential Density ⁴	6.8	6.8	6.8	6.4	-0.4	-6%

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