

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 171.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,693	7,106	7,237	7,221	528	8%
Household Population	6,693	7,106	7,237	7,221	528	8%
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	2,254	2,350	2,350	2,350	96	4%
Single Family	1,758	1,854	1,854	1,854	96	5%
Multiple Family	496	496	496	496	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,166	2,243	2,263	2,261	95	4%
Single Family	1,670	1,749	1,768	1,766	96	6%
Multiple Family	496	494	495	495	-1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.9%	4.6%	3.7%	3.8%	-0.1	-3%
Single Family	5.0%	5.7%	4.6%	4.7%	-0.3	-6%
Multiple Family	0.0%	0.4%	0.2%	0.2%	0.2	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.09	3.17	3.20	3.19	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	151	89	86	83	-68	-45%
\$15,000-\$29,999	151	110	89	66	-85	-56%
\$30,000-\$44,999	43	140	109	98	55	128%
\$45,000-\$59,999	136	149	180	135	-1	-1%
\$60,000-\$74,999	190	183	142	123	-67	-35%
\$75,000-\$99,999	208	167	160	213	5	2%
\$100,000-\$124,999	176	250	229	172	-4	-2%
\$125,000-\$149,999	175	176	172	203	28	16%
\$150,000-\$199,999	300	317	354	312	12	4%
\$200,000 or more	636	662	742	856	220	35%
Total Households	2,166	2,243	2,263	2,261	95	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$129,000	\$129,759	\$144,840	\$156,010	\$27,010	21%

*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.

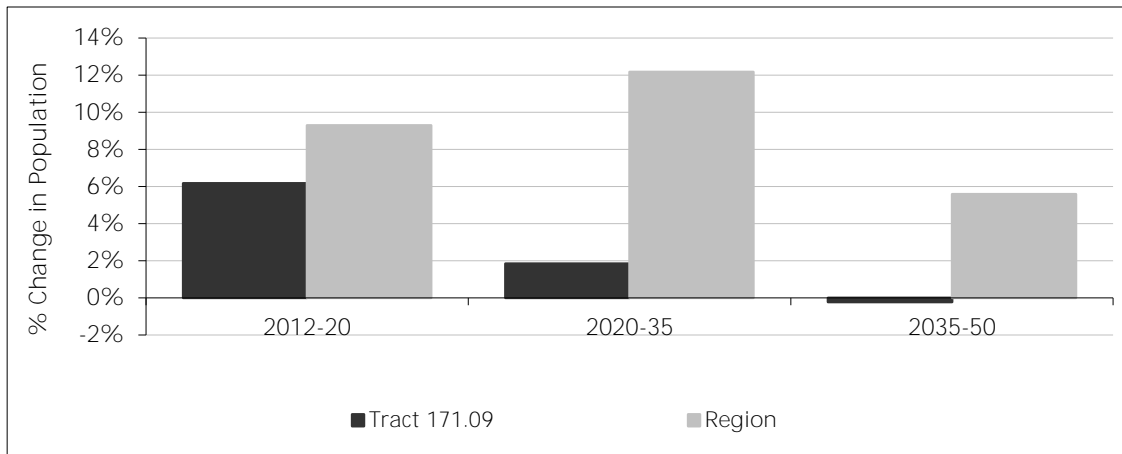
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,693	7,106	7,237	7,221	528	8%
Under 5	286	372	331	400	114	40%
5 to 9	518	629	575	685	167	32%
10 to 14	750	768	828	836	86	11%
15 to 17	492	437	536	468	-24	-5%
18 to 19	313	212	252	161	-152	-49%
20 to 24	336	329	341	292	-44	-13%
25 to 29	246	269	219	243	-3	-1%
30 to 34	224	256	207	248	24	11%
35 to 39	324	423	350	411	87	27%
40 to 44	575	599	662	594	19	3%
45 to 49	762	719	823	683	-79	-10%
50 to 54	704	629	692	598	-106	-15%
55 to 59	560	619	517	580	20	4%
60 to 61	130	169	115	136	6	5%
62 to 64	168	223	178	218	50	30%
65 to 69	121	186	171	201	80	66%
70 to 74	68	122	157	147	79	116%
75 to 79	38	55	106	95	57	150%
80 to 84	43	45	99	93	50	116%
85 and over	35	45	78	132	97	277%
Median Age	37.8	38.3	39.7	38.4	0.6	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,693	7,106	7,237	7,221	528	8%
Hispanic	669	806	907	977	308	46%
Non-Hispanic	6,024	6,300	6,330	6,244	220	4%
White	5,226	5,427	5,301	5,138	-88	-2%
Black	35	38	38	38	3	9%
American Indian	7	5	1	0	-7	-100%
Asian	474	529	659	720	246	52%
Hawaiian / Pacific Islander	1	1	1	1	0	0%
Other	14	9	2	2	-12	-86%
Two or More Races	267	291	328	345	78	29%

GROWTH TRENDS IN TOTAL POPULATION



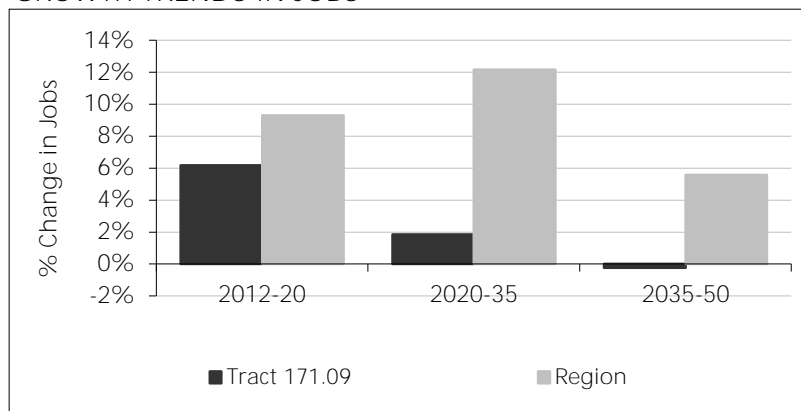
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	644	991	1,023	1,023	379	59%
Civilian Jobs	644	991	1,023	1,023	379	59%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,082	1,082	1,082	1,082	0	0%
Developed Acres	692	763	763	763	71	10%
Low Density Single Family	0	0	0	0	0	0%
Single Family	444	474	474	474	30	7%
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	16	50	50	50	34	219%
Office	1	7	7	7	6	750%
Schools	19	19	19	19	0	0%
Roads and Freeways	178	178	178	178	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	71	0	0	0	-71	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	30	0	0	0	-30	-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	34	0	0	0	-34	-100%
Office	6	0	0	0	-6	-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	319	319	319	319	0	0%
Employment Density ³	18.1	13.0	13.4	13.4	-4.7	-26%
Residential Density ⁴	4.8	4.7	4.7	4.7	-0.1	-2%

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