

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.41

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,214	6,304	6,899	6,918	704	11%
Household Population	6,214	6,304	6,899	6,918	704	11%
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	2,173	2,173	2,353	2,376	203	9%
Single Family	1,524	1,524	1,565	1,588	64	4%
Multiple Family	649	649	788	788	139	21%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,126	2,118	2,307	2,328	202	10%
Single Family	1,489	1,481	1,526	1,549	60	4%
Multiple Family	637	637	781	779	142	22%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.5%	2.0%	2.0%	-0.2	-9%
Single Family	2.3%	2.8%	2.5%	2.5%	0.2	9%
Multiple Family	1.8%	1.8%	0.9%	1.1%	-0.7	-39%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.92	2.98	2.99	2.97	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	42	66	67	37	-5	-12%
\$15,000-\$29,999	29	105	93	89	60	207%
\$30,000-\$44,999	234	149	110	110	-124	-53%
\$45,000-\$59,999	183	208	176	170	-13	-7%
\$60,000-\$74,999	348	136	232	191	-157	-45%
\$75,000-\$99,999	397	368	281	253	-144	-36%
\$100,000-\$124,999	340	280	314	339	-1	0%
\$125,000-\$149,999	242	215	302	255	13	5%
\$150,000-\$199,999	204	292	340	387	183	90%
\$200,000 or more	107	299	392	497	390	364%
Total Households	2,126	2,118	2,307	2,328	202	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$89,295	\$102,411	\$115,486	\$123,156	\$33,861	38%

*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.

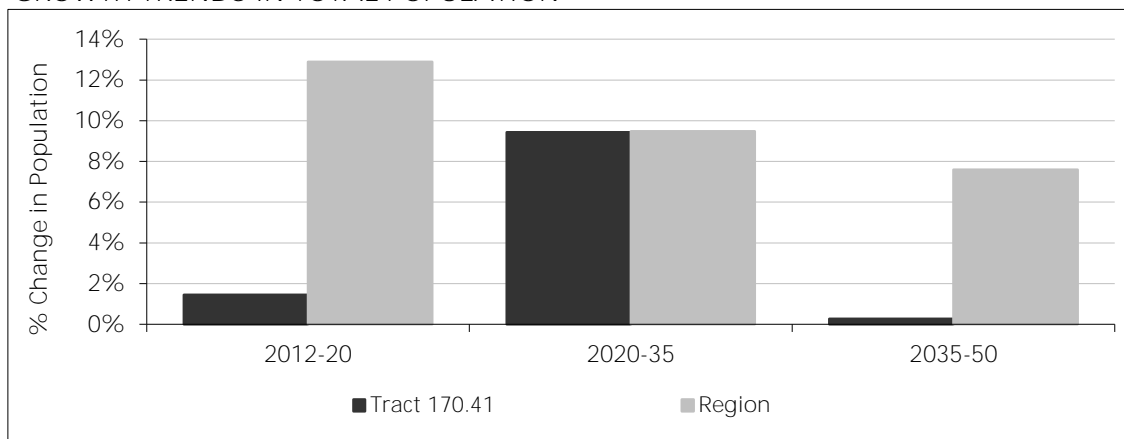
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,214	6,304	6,899	6,918	704	11%
Under 5	354	427	413	451	97	27%
5 to 9	419	460	482	514	95	23%
10 to 14	470	439	500	497	27	6%
15 to 17	312	254	303	275	-37	-12%
18 to 19	232	146	181	142	-90	-39%
20 to 24	366	332	337	299	-67	-18%
25 to 29	388	393	358	375	-13	-3%
30 to 34	415	427	409	461	46	11%
35 to 39	341	394	412	425	84	25%
40 to 44	448	420	521	466	18	4%
45 to 49	547	473	558	491	-56	-10%
50 to 54	491	399	459	401	-90	-18%
55 to 59	456	462	421	484	28	6%
60 to 61	130	153	118	127	-3	-2%
62 to 64	193	237	224	259	66	34%
65 to 69	255	349	344	370	115	45%
70 to 74	169	273	350	304	135	80%
75 to 79	89	118	217	198	109	122%
80 to 84	80	86	190	225	145	181%
85 and over	59	62	102	154	95	161%
Median Age	37.2	38.5	40.5	40.2	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,214	6,304	6,899	6,918	704	11%
Hispanic	1,293	1,531	2,013	2,369	1,076	83%
Non-Hispanic	4,921	4,773	4,886	4,549	-372	-8%
White	3,941	3,696	3,403	2,865	-1,076	-27%
Black	93	101	120	132	39	42%
American Indian	12	15	18	19	7	58%
Asian	640	684	933	1,035	395	62%
Hawaiian / Pacific Islander	29	50	103	142	113	390%
Other	10	12	17	17	7	70%
Two or More Races	196	215	292	339	143	73%

GROWTH TRENDS IN TOTAL POPULATION



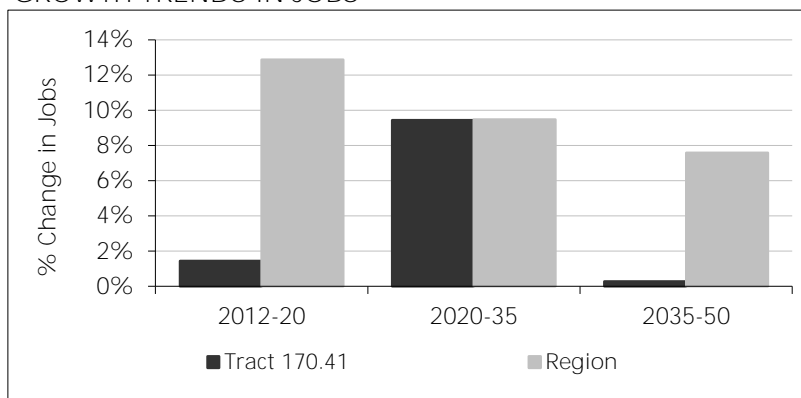
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,325	1,396	1,735	1,820	495	37%
Civilian Jobs	1,325	1,396	1,735	1,820	495	37%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	764	764	764	764	0	0%
Developed Acres	691	691	723	729	39	6%
Low Density Single Family	10	10	28	28	18	184%
Single Family	359	359	366	372	13	4%
Multiple Family	45	45	45	45	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	5	5	5	--
Industrial	4	4	4	4	0	0%
Commercial/Services	65	66	63	63	-2	-4%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	119	119	119	119	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	80	80	85	85	5	7%
Vacant Developable Acres	43	43	11	5	-39	-89%
Low Density Single Family	19	19	1	1	-18	-95%
Single Family	14	14	8	1	-13	-90%
Multiple Family	2	2	2	2	0	0%
Mixed Use	1	1	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	-1	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	5	5	0	0	-5	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	30	30	30	30	0	0%
Employment Density ³	16.9	17.7	22.1	23.2	6.3	37%
Residential Density ⁴	5.3	5.3	5.3	5.3	0.1	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