

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,180	3,422	3,666	3,653	473	15%
Household Population	3,137	3,407	3,629	3,604	467	15%
Group Quarters Population	43	15	37	49	6	14%
Civilian	43	15	37	49	6	14%
Military	0	0	0	0	0	0%
Total Housing Units	1,013	1,083	1,153	1,153	140	14%
Single Family	1,013	1,083	1,153	1,153	140	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,013	1,082	1,153	1,150	137	14%
Single Family	1,013	1,082	1,153	1,150	137	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	0.1%	0.0%	0.3%	0.3	0%
Single Family	0.0%	0.1%	0.0%	0.3%	0.3	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.10	3.15	3.15	3.13	0.0	1%

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	3	1	1	0	-3	-100%
\$15,000-\$29,999	0	10	7	4	4	0%
\$30,000-\$44,999	14	30	22	16	2	14%
\$45,000-\$59,999	103	56	44	33	-70	-68%
\$60,000-\$74,999	89	80	67	53	-36	-40%
\$75,000-\$99,999	164	166	151	126	-38	-23%
\$100,000-\$124,999	138	173	171	153	15	11%
\$125,000-\$149,999	158	154	163	156	-2	-1%
\$150,000-\$199,999	179	214	250	261	82	46%
\$200,000 or more	165	198	277	348	183	111%
Total Households	1,013	1,082	1,153	1,150	137	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$124,185	\$129,058	\$142,408	\$156,513	\$32,328	26%

*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.

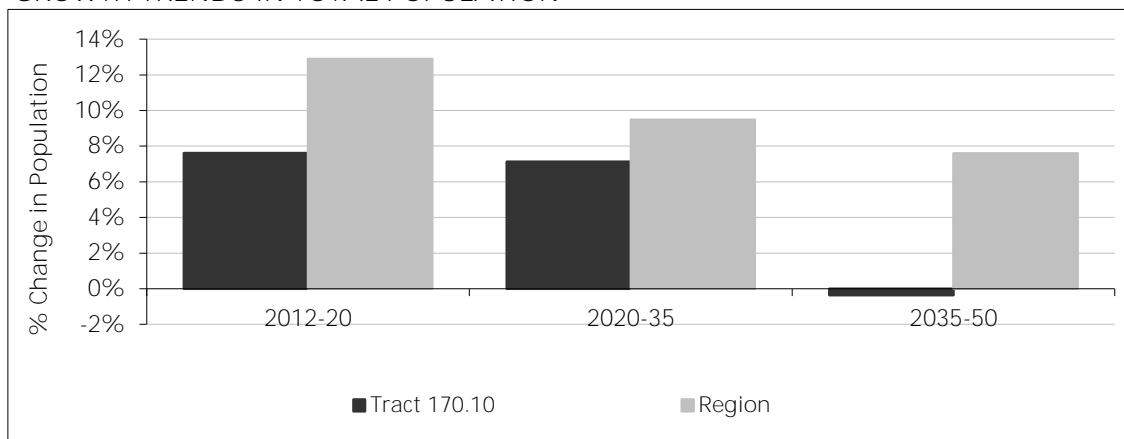
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,180	3,422	3,666	3,653	473	15%
Under 5	180	231	226	260	80	44%
5 to 9	234	272	274	299	65	28%
10 to 14	262	271	317	320	58	22%
15 to 17	174	158	201	186	12	7%
18 to 19	136	91	107	75	-61	-45%
20 to 24	202	193	211	185	-17	-8%
25 to 29	163	176	169	182	19	12%
30 to 34	158	175	158	203	45	28%
35 to 39	168	215	206	221	53	32%
40 to 44	203	206	249	217	14	7%
45 to 49	266	250	304	260	-6	-2%
50 to 54	314	282	330	311	-3	-1%
55 to 59	271	289	244	264	-7	-3%
60 to 61	84	104	75	82	-2	-2%
62 to 64	117	151	122	138	21	18%
65 to 69	95	134	127	131	36	38%
70 to 74	56	100	121	102	46	82%
75 to 79	37	57	102	73	36	97%
80 to 84	21	22	47	35	14	67%
85 and over	39	45	76	109	70	179%
Median Age	37.4	38.3	39.1	37.6	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,180	3,422	3,666	3,653	473	15%
Hispanic	495	632	842	1,016	521	105%
Non-Hispanic	2,685	2,790	2,824	2,637	-48	-2%
White	2,282	2,313	2,160	1,864	-418	-18%
Black	28	33	41	48	20	71%
American Indian	8	10	12	12	4	50%
Asian	255	293	403	460	205	80%
Hawaiian / Pacific Islander	14	26	52	72	58	414%
Other	9	11	15	15	6	67%
Two or More Races	89	104	141	166	77	87%

GROWTH TRENDS IN TOTAL POPULATION



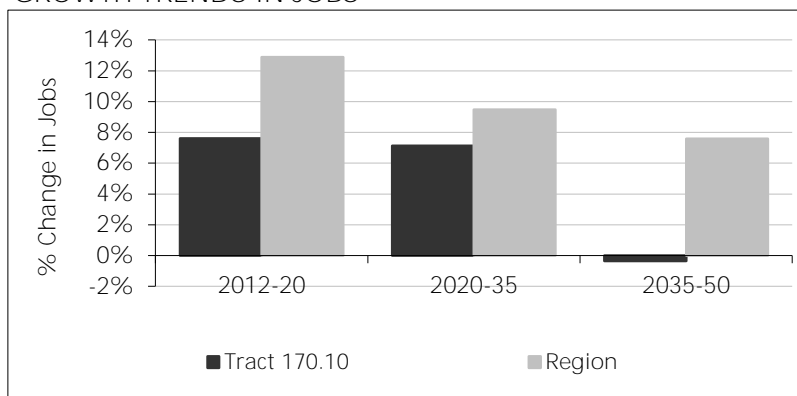
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	162	169	186	194	32	20%
Civilian Jobs	162	169	186	194	32	20%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,761	3,761	3,761	3,761	0	0%
Developed Acres	1,412	1,811	3,183	3,191	1,779	126%
Low Density Single Family	799	1,189	2,542	2,542	1,743	218%
Single Family	192	196	200	200	8	4%
Multiple Family	0	0	0	0	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	4	4	4	4	0	0%
Commercial/Services	1	1	1	1	0	0%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	146	146	146	146	0	0%
Agricultural and Extractive ²	214	214	214	214	0	0%
Parks and Military Use	48	53	67	75	27	57%
Vacant Developable Acres	1,899	1,500	128	120	-1,779	-94%
Low Density Single Family	1,863	1,474	120	120	-1,743	-94%
Single Family	8	4	0	0	-8	-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	27	22	8	0	-27	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	450	450	450	450	0	0%
Employment Density ³	11.4	11.9	13.1	13.6	--	#VALUE!
Residential Density ⁴	1.0	0.8	0.4	0.4	-0.6	-59%

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