

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.52

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,818	4,953	4,963	4,931	113	2%
Household Population	4,818	4,953	4,963	4,931	113	2%
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	2,281	2,281	2,281	2,281	0	0%
Single Family	1,191	1,191	1,191	1,191	0	0%
Multiple Family	1,090	1,090	1,090	1,090	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,135	2,131	2,123	2,117	-18	-1%
Single Family	1,111	1,107	1,108	1,107	-4	0%
Multiple Family	1,024	1,024	1,015	1,010	-14	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.4%	6.6%	6.9%	7.2%	0.8	13%
Single Family	6.7%	7.1%	7.0%	7.1%	0.4	6%
Multiple Family	6.1%	6.1%	6.9%	7.3%	1.2	20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.26	2.32	2.34	2.33	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	121	174	155	135	14	12%
\$15,000-\$29,999	128	225	195	167	39	30%
\$30,000-\$44,999	135	213	211	158	23	17%
\$45,000-\$59,999	229	320	229	218	-11	-5%
\$60,000-\$74,999	218	194	254	279	61	28%
\$75,000-\$99,999	370	268	261	256	-114	-31%
\$100,000-\$124,999	242	179	185	200	-42	-17%
\$125,000-\$149,999	164	179	194	154	-10	-6%
\$150,000-\$199,999	273	177	189	232	-41	-15%
\$200,000 or more	255	202	250	318	63	25%
Total Households	2,135	2,131	2,123	2,117	-18	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$90,980	\$70,322	\$76,676	\$84,912	(\$6,068)	-7%

*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.

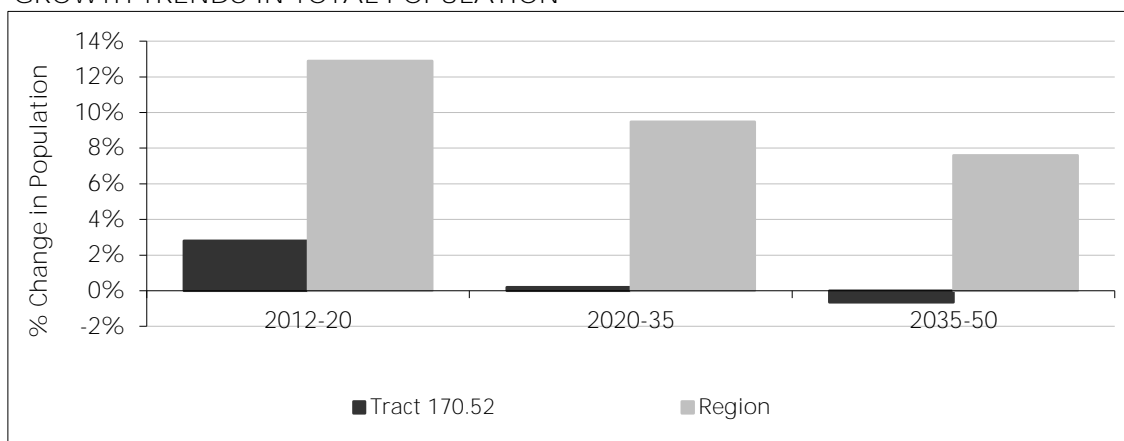
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,818	4,953	4,963	4,931	113	2%
Under 5	266	317	269	285	19	7%
5 to 9	233	257	234	241	8	3%
10 to 14	252	222	248	239	-13	-5%
15 to 17	196	163	189	171	-25	-13%
18 to 19	132	76	88	72	-60	-45%
20 to 24	198	167	161	138	-60	-30%
25 to 29	326	329	256	281	-45	-14%
30 to 34	360	359	288	328	-32	-9%
35 to 39	348	381	321	333	-15	-4%
40 to 44	380	354	378	326	-54	-14%
45 to 49	347	311	330	279	-68	-20%
50 to 54	334	279	288	255	-79	-24%
55 to 59	343	349	296	327	-16	-5%
60 to 61	103	121	87	101	-2	-2%
62 to 64	165	187	135	151	-14	-8%
65 to 69	234	314	251	271	37	16%
70 to 74	160	257	306	290	130	81%
75 to 79	167	221	342	268	101	60%
80 to 84	148	149	274	240	92	62%
85 and over	126	140	222	335	209	166%
Median Age	41.3	42.9	45.8	45.9	4.6	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,818	4,953	4,963	4,931	113	2%
Hispanic	468	552	618	687	219	47%
Non-Hispanic	4,350	4,401	4,345	4,244	-106	-2%
White	2,716	2,627	2,208	1,887	-829	-31%
Black	81	90	95	101	20	25%
American Indian	6	9	14	13	7	117%
Asian	1,347	1,439	1,716	1,860	513	38%
Hawaiian / Pacific Islander	18	33	63	91	73	406%
Other	7	8	10	10	3	43%
Two or More Races	175	195	239	282	107	61%

GROWTH TRENDS IN TOTAL POPULATION



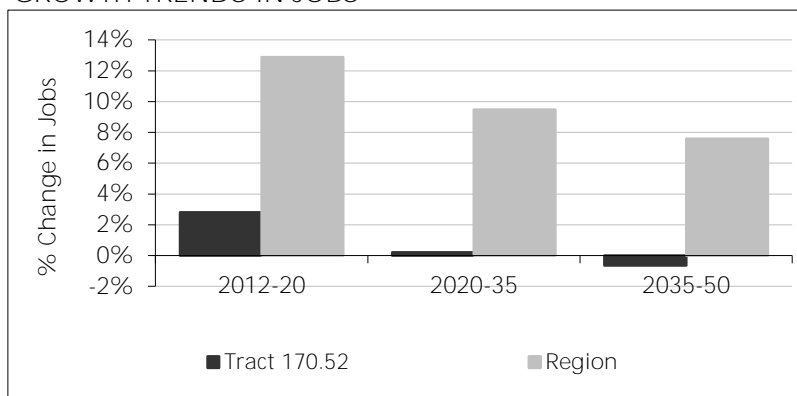
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	428	494	511	527	99	23%
Civilian Jobs	428	494	511	527	99	23%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	572	572	572	572	0	0%
Developed Acres	536	547	550	550	14	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	164	164	164	164	0	0%
Multiple Family	59	59	59	59	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	1	1	1	1	0	0%
Commercial/Services	132	132	132	132	0	0%
Office	0	0	0	0	0	0%
Schools	0	9	11	11	11	--
Roads and Freeways	145	145	145	145	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	36	39	39	39	3	8%
Vacant Developable Acres	14	2	0	0	-14	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	11	2	0	0	-11	-100%
Parks and Other	3	0	0	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	22	22	22	22	0	0%
Employment Density ³	3.2	3.5	3.6	3.7	0.4	14%
Residential Density ⁴	10.3	10.3	10.3	10.3	0.0	0%

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