

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 173.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,847	2,852	2,953	2,941	94	3%
Household Population	2,847	2,852	2,953	2,941	94	3%
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	1,279	1,291	1,304	1,304	25	2%
Single Family	1,128	1,140	1,153	1,153	25	2%
Multiple Family	151	151	151	151	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,212	1,213	1,239	1,235	23	2%
Single Family	1,063	1,062	1,088	1,085	22	2%
Multiple Family	149	151	151	150	1	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	6.0%	5.0%	5.3%	0.1	2%
Single Family	5.8%	6.8%	5.6%	5.9%	0.1	2%
Multiple Family	1.3%	0.0%	0.0%	0.7%	-0.6	-46%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.35	2.38	2.38	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	60	104	93	88	28	47%
\$15,000-\$29,999	44	162	139	121	77	175%
\$30,000-\$44,999	84	125	134	121	37	44%
\$45,000-\$59,999	36	87	87	84	48	133%
\$60,000-\$74,999	98	93	71	75	-23	-23%
\$75,000-\$99,999	137	118	148	138	1	1%
\$100,000-\$124,999	103	95	85	85	-18	-17%
\$125,000-\$149,999	60	80	81	78	18	30%
\$150,000-\$199,999	120	111	116	131	11	9%
\$200,000 or more	470	238	285	314	-156	-33%
Total Households	1,212	1,213	1,239	1,235	23	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$143,333	\$82,521	\$91,132	\$98,279	(\$45,054)	-31%

*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.

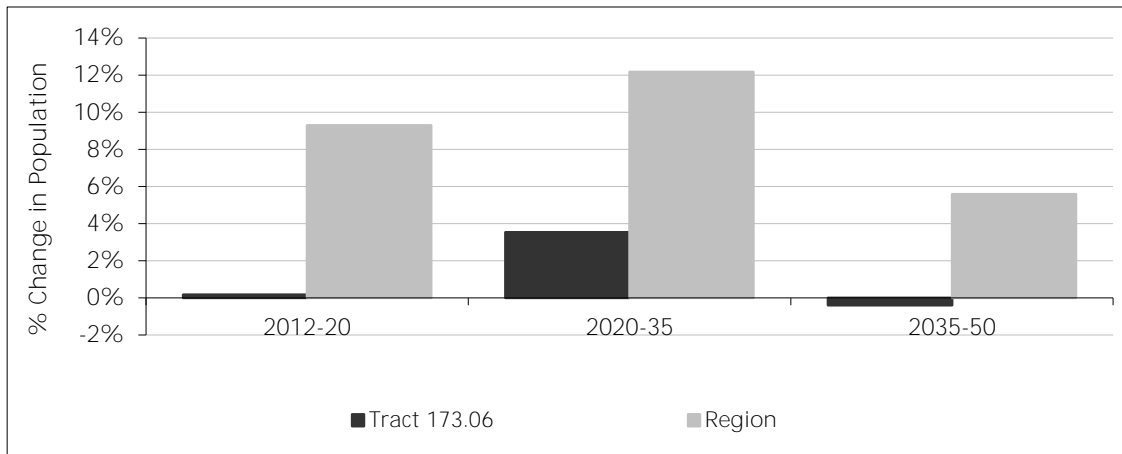
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,847	2,852	2,953	2,941	94	3%
Under 5	80	90	74	91	11	14%
5 to 9	122	130	107	127	5	4%
10 to 14	151	126	130	126	-25	-17%
15 to 17	126	93	108	94	-32	-25%
18 to 19	80	47	56	36	-44	-55%
20 to 24	85	66	62	51	-34	-40%
25 to 29	84	77	59	64	-20	-24%
30 to 34	75	72	60	66	-9	-12%
35 to 39	94	108	88	97	3	3%
40 to 44	150	130	132	116	-34	-23%
45 to 49	190	147	156	115	-75	-39%
50 to 54	252	193	204	173	-79	-31%
55 to 59	266	248	205	226	-40	-15%
60 to 61	116	127	86	96	-20	-17%
62 to 64	174	194	147	177	3	2%
65 to 69	300	385	328	373	73	24%
70 to 74	155	244	285	246	91	59%
75 to 79	128	165	278	210	82	64%
80 to 84	107	100	207	183	76	71%
85 and over	112	110	181	274	162	145%
Median Age	53.7	58.0	60.8	61.8	8.1	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,847	2,852	2,953	2,941	94	3%
Hispanic	167	191	220	239	72	43%
Non-Hispanic	2,680	2,661	2,733	2,702	22	1%
White	2,424	2,393	2,408	2,351	-73	-3%
Black	25	26	26	26	1	4%
American Indian	2	2	3	3	1	50%
Asian	166	177	226	250	84	51%
Hawaiian / Pacific Islander	3	3	3	2	-1	-33%
Other	7	5	2	1	-6	-86%
Two or More Races	53	55	65	69	16	30%

GROWTH TRENDS IN TOTAL POPULATION



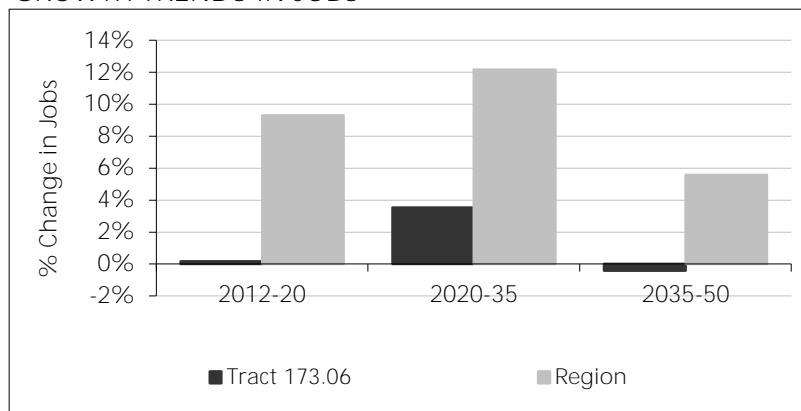
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,516	1,697	1,731	1,799	283	19%
Civilian Jobs	1,516	1,697	1,731	1,799	283	19%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,163	1,163	1,163	1,163	0	0%
Developed Acres	1,074	1,094	1,103	1,104	30	3%
Low Density Single Family	55	68	68	68	13	23%
Single Family	706	710	719	719	12	2%
Multiple Family	16	16	16	16	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	108	108	108	108	0	0%
Office	10	14	14	15	5	50%
Schools	2	2	2	2	0	0%
Roads and Freeways	143	143	143	143	0	0%
Agricultural and Extractive ²	1	1	1	1	0	0%
Parks and Military Use	32	32	32	32	0	0%
Vacant Developable Acres	42	22	13	12	-30	-72%
Low Density Single Family	24	11	11	11	-13	-54%
Single Family	13	9	1	1	-12	-95%
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	5	2	2	0	-5	-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	47	47	47	47	0	0%
Employment Density ³	12.6	13.7	14.0	14.3	1.7	14%
Residential Density ⁴	1.6	1.6	1.6	1.6	0.0	-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 residential acre (single family, multiple