

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.19

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,139	6,288	6,470	6,473	334	5%
Household Population	6,139	6,288	6,470	6,473	334	5%
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	3,147	3,148	3,172	3,217	70	2%
Single Family	2,931	2,932	2,956	3,001	70	2%
Multiple Family	216	216	216	216	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,070	3,060	3,118	3,131	61	2%
Single Family	2,855	2,844	2,902	2,915	60	2%
Multiple Family	215	216	216	216	1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.4%	2.8%	1.7%	2.7%	0.3	13%
Single Family	2.6%	3.0%	1.8%	2.9%	0.3	12%
Multiple Family	0.5%	0.0%	0.0%	0.0%	-0.5	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.00	2.05	2.08	2.07	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	222	201	159	116	-106	-48%
\$15,000-\$29,999	363	263	244	226	-137	-38%
\$30,000-\$44,999	307	248	268	266	-41	-13%
\$45,000-\$59,999	324	317	262	238	-86	-27%
\$60,000-\$74,999	217	367	298	231	14	6%
\$75,000-\$99,999	295	361	425	475	180	61%
\$100,000-\$124,999	322	308	339	286	-36	-11%
\$125,000-\$149,999	194	189	206	268	74	38%
\$150,000-\$199,999	220	322	364	348	128	58%
\$200,000 or more	606	484	553	677	71	12%
Total Households	3,070	3,060	3,118	3,131	61	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$83,644	\$84,280	\$94,294	\$101,180	\$17,536	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.

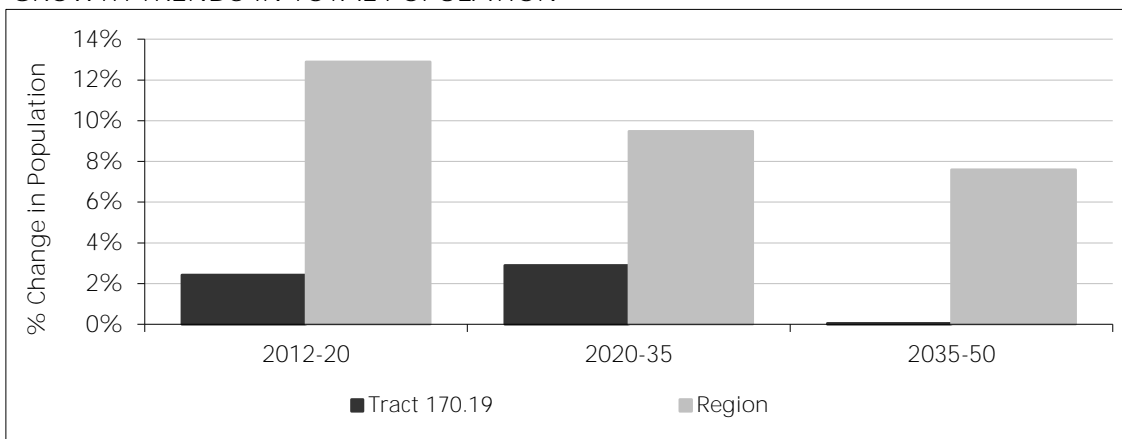
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,139	6,288	6,470	6,473	334	5%
Under 5	154	174	143	170	16	10%
5 to 9	215	223	209	239	24	11%
10 to 14	272	241	236	245	-27	-10%
15 to 17	192	147	162	144	-48	-25%
18 to 19	128	77	77	58	-70	-55%
20 to 24	186	153	148	133	-53	-28%
25 to 29	107	97	77	80	-27	-25%
30 to 34	118	118	87	114	-4	-3%
35 to 39	189	210	179	191	2	1%
40 to 44	216	194	208	184	-32	-15%
45 to 49	287	230	240	218	-69	-24%
50 to 54	326	240	235	208	-118	-36%
55 to 59	423	384	281	314	-109	-26%
60 to 61	207	223	131	148	-59	-29%
62 to 64	378	405	266	308	-70	-19%
65 to 69	595	736	534	593	-2	0%
70 to 74	534	814	789	644	110	21%
75 to 79	444	548	770	550	106	24%
80 to 84	555	503	877	725	170	31%
85 and over	613	571	821	1,207	594	97%
Median Age	62.4	65.2	70.1	69.1	6.7	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,139	6,288	6,470	6,473	334	5%
Hispanic	366	458	619	793	427	117%
Non-Hispanic	5,773	5,830	5,851	5,680	-93	-2%
White	5,203	5,172	4,937	4,567	-636	-12%
Black	73	85	107	126	53	73%
American Indian	21	26	33	34	13	62%
Asian	330	373	520	628	298	90%
Hawaiian / Pacific Islander	8	15	34	52	44	550%
Other	8	10	13	13	5	63%
Two or More Races	130	149	207	260	130	100%

GROWTH TRENDS IN TOTAL POPULATION



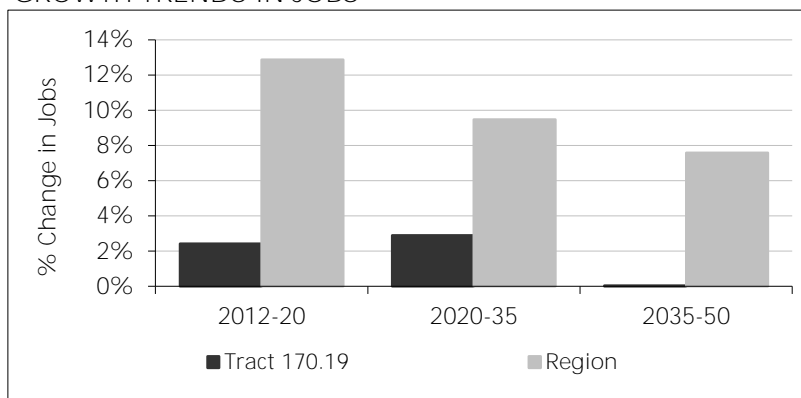
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	252	256	256	256	4	2%
Civilian Jobs	252	256	256	256	4	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,633	1,633	1,633	1,633	0	0%
Developed Acres	1,563	1,563	1,573	1,600	38	2%
Low Density Single Family	13	13	20	32	19	148%
Single Family	802	802	805	820	18	2%
Multiple Family	14	14	14	14	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	42	42	42	42	0	0%
Commercial/Services	113	113	113	113	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	185	185	185	185	0	0%
Agricultural and Extractive ²	219	219	219	219	0	0%
Parks and Military Use	174	174	174	174	0	0%
Vacant Developable Acres	38	37	27	0	-38	-100%
Low Density Single Family	19	19	12	0	-19	-100%
Single Family	18	18	15	0	-18	-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	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	33	33	33	33	0	0%
Employment Density ³	1.6	1.7	1.7	1.7	--	#VALUE!
Residential Density ⁴	3.8	3.8	3.8	3.7	-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