

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.45

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,809	2,863	2,890	2,998	189	7%
Household Population	2,809	2,863	2,890	2,998	189	7%
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	867	867	871	920	53	6%
Single Family	867	867	871	920	53	6%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	856	854	862	907	51	6%
Single Family	856	854	862	907	51	6%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.3%	1.5%	1.0%	1.4%	0.1	8%
Single Family	1.3%	1.5%	1.0%	1.4%	0.1	8%
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	3.28	3.35	3.35	3.31	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	1	24	13	6	5	500%
\$15,000-\$29,999	2	8	18	24	22	1100%
\$30,000-\$44,999	1	43	34	20	19	1900%
\$45,000-\$59,999	0	49	35	41	41	0%
\$60,000-\$74,999	8	56	64	45	37	463%
\$75,000-\$99,999	100	97	91	83	-17	-17%
\$100,000-\$124,999	141	143	102	82	-59	-42%
\$125,000-\$149,999	120	92	99	139	19	16%
\$150,000-\$199,999	192	139	159	179	-13	-7%
\$200,000 or more	291	203	247	288	-3	-1%
Total Households	856	854	862	907	51	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$164,323	\$126,902	\$143,687	\$153,771	(\$10,552)	-6%

*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.

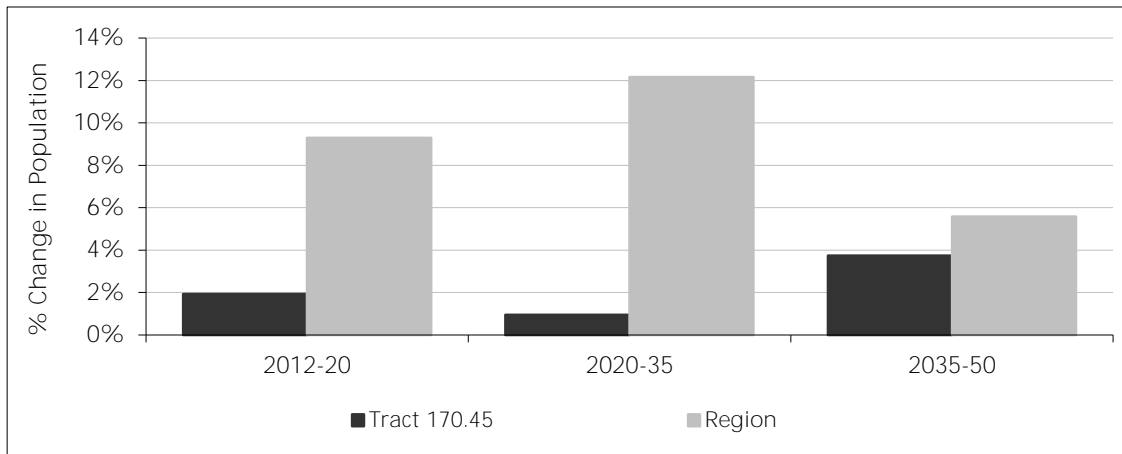
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,809	2,863	2,890	2,998	189	7%
Under 5	132	166	132	153	21	16%
5 to 9	194	234	201	227	33	17%
10 to 14	275	261	270	273	-2	-1%
15 to 17	218	184	204	186	-32	-15%
18 to 19	129	78	83	57	-72	-56%
20 to 24	108	95	89	85	-23	-21%
25 to 29	57	60	50	54	-3	-5%
30 to 34	68	72	69	78	10	15%
35 to 39	164	200	172	197	33	20%
40 to 44	257	250	258	234	-23	-9%
45 to 49	315	287	294	251	-64	-20%
50 to 54	340	295	299	267	-73	-21%
55 to 59	202	211	180	214	12	6%
60 to 61	54	64	52	62	8	15%
62 to 64	72	91	73	83	11	15%
65 to 69	78	118	126	155	77	99%
70 to 74	37	63	82	86	49	132%
75 to 79	44	57	110	124	80	182%
80 to 84	29	34	73	89	60	207%
85 and over	36	43	73	123	87	242%
Median Age	41.2	41.6	43.4	44.0	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,809	2,863	2,890	2,998	189	7%
Hispanic	192	230	274	337	145	76%
Non-Hispanic	2,617	2,633	2,616	2,661	44	2%
White	1,672	1,595	1,330	1,168	-504	-30%
Black	46	52	56	61	15	33%
American Indian	17	21	25	25	8	47%
Asian	758	827	1,031	1,194	436	58%
Hawaiian / Pacific Islander	2	4	10	16	14	700%
Other	2	2	2	2	0	0%
Two or More Races	120	132	162	195	75	63%

GROWTH TRENDS IN TOTAL POPULATION



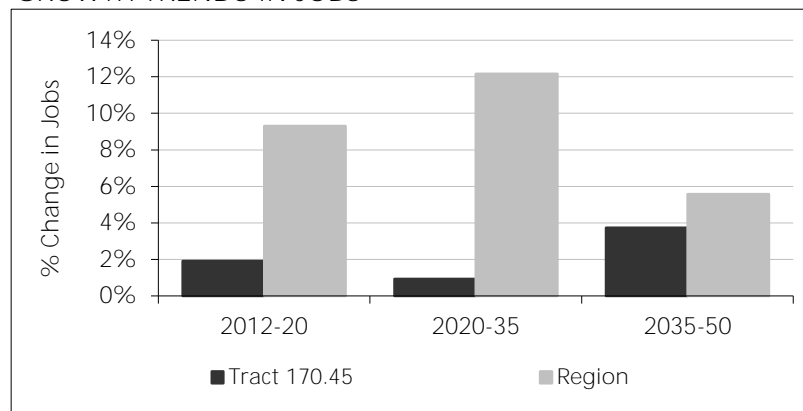
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	274	289	289	289	15	5%
Civilian Jobs	274	289	289	289	15	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	491	491	491	491	0	0%
Developed Acres	411	411	412	417	5	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	189	189	190	195	5	3%
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	0	0	0	0	0	0%
Commercial/Services	9	9	9	9	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	73	73	73	73	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	140	140	140	140	0	0%
Vacant Developable Acres	5	5	5	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	5	5	0	-5	-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	74	74	74	74	0	0%
Employment Density ³	29.4	31.0	31.0	31.0	1.6	5%
Residential Density ⁴	4.6	4.6	4.6	4.7	0.1	3%

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