

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.14

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,443	2,500	2,580	2,581	138	6%
Household Population	2,395	2,462	2,530	2,525	130	5%
Group Quarters Population	48	38	50	56	8	17%
Civilian	48	38	50	56	8	17%
Military	0	0	0	0	0	0%
Total Housing Units	1,729	1,729	1,731	1,731	2	0%
Single Family	1,376	1,376	1,376	1,376	0	0%
Multiple Family	353	353	355	355	2	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,631	1,620	1,651	1,645	14	1%
Single Family	1,310	1,298	1,303	1,298	-12	-1%
Multiple Family	321	322	348	347	26	8%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.7%	6.3%	4.6%	5.0%	-0.7	-12%
Single Family	4.8%	5.7%	5.3%	5.7%	0.9	19%
Multiple Family	9.1%	8.8%	2.0%	2.3%	-6.8	-75%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.47	1.52	1.53	1.53	0.1	4%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

*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.

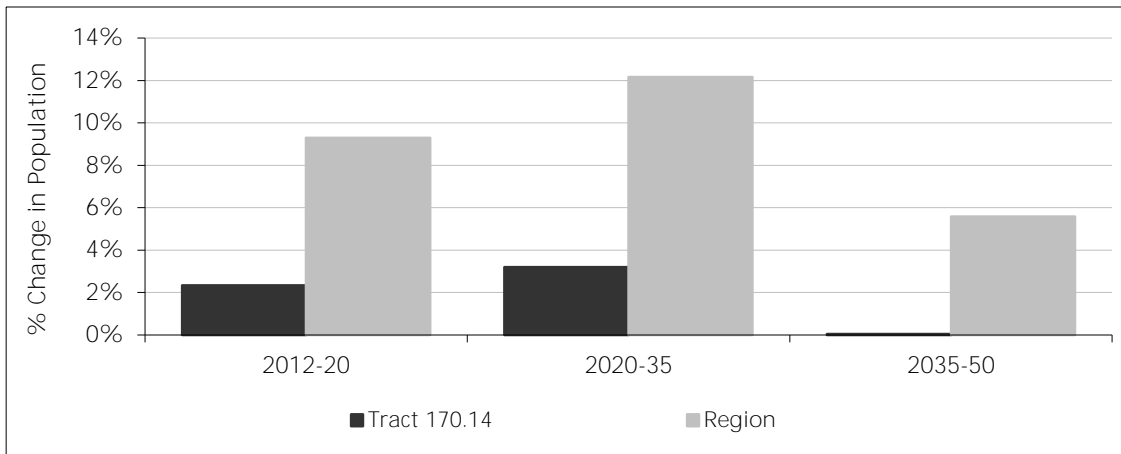
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,443	2,500	2,580	2,581	138	6%
Under 5	47	55	47	61	14	30%
5 to 9	31	37	39	64	33	106%
10 to 14	33	34	32	31	-2	-6%
15 to 17	17	21	32	41	24	141%
18 to 19	2	4	15	23	21	1050%
20 to 24	40	34	33	36	-4	-10%
25 to 29	33	32	20	33	0	0%
30 to 34	26	16	18	23	-3	-12%
35 to 39	34	33	28	24	-10	-29%
40 to 44	13	11	11	15	2	15%
45 to 49	29	22	20	22	-7	-24%
50 to 54	12	9	9	14	2	17%
55 to 59	129	106	71	80	-49	-38%
60 to 61	90	89	50	30	-60	-67%
62 to 64	192	189	109	95	-97	-51%
65 to 69	322	376	263	264	-58	-18%
70 to 74	269	387	339	264	-5	-2%
75 to 79	258	302	405	304	46	18%
80 to 84	347	296	465	355	8	2%
85 and over	519	447	574	802	283	55%
Median Age	73.2	72.4	76.9	77.8	4.6	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,443	2,500	2,580	2,581	138	6%
Hispanic	119	143	197	253	134	113%
Non-Hispanic	2,324	2,357	2,383	2,328	4	0%
White	2,140	2,143	2,076	1,954	-186	-9%
Black	23	28	40	43	20	87%
American Indian	7	16	11	16	9	129%
Asian	132	143	196	232	100	76%
Hawaiian / Pacific Islander	6	13	32	37	31	517%
Other	6	5	5	10	4	67%
Two or More Races	10	9	23	36	26	260%

GROWTH TRENDS IN TOTAL POPULATION



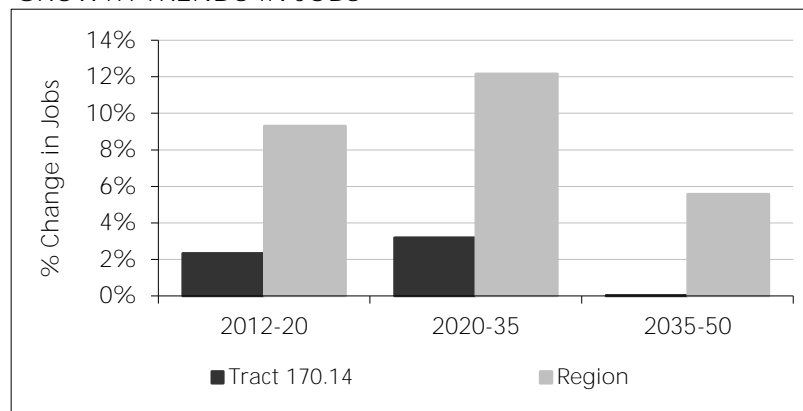
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,831	5,008	5,058	5,058	227	5%
Civilian Jobs	4,831	5,008	5,058	5,058	227	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	513	513	513	513	0	0%
Developed Acres	513	513	513	513	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	244	244	244	244	0	0%
Multiple Family	10	10	10	10	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	62	62	62	62	0	0%
Office	41	41	41	41	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	151	151	151	151	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
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	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	0	0	0	0	0	0%
Employment Density ³	46.8	48.5	49.0	49.0	2.2	5%
Residential Density ⁴	6.7	6.7	6.7	6.7	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 residential acre (single family, multiple