

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.36

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,313	3,378	3,411	3,384	71	2%
Household Population	3,313	3,378	3,411	3,384	71	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	1,223	1,223	1,223	1,223	0	0%
Single Family	722	722	722	722	0	0%
Multiple Family	501	501	501	501	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,211	1,210	1,220	1,217	6	0%
Single Family	723	722	722	722	-1	0%
Multiple Family	488	488	498	495	7	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.0%	1.1%	0.2%	0.5%	-0.5	-50%
Single Family	-0.1%	0.0%	0.0%	0.0%	0.1	-100%
Multiple Family	2.6%	2.6%	0.6%	1.2%	-1.4	-54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.74	2.79	2.80	2.78	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	68	73	44	38	-30	-44%
\$15,000-\$29,999	50	62	70	60	10	20%
\$30,000-\$44,999	66	117	89	62	-4	-6%
\$45,000-\$59,999	116	78	66	97	-19	-16%
\$60,000-\$74,999	180	65	96	72	-108	-60%
\$75,000-\$99,999	108	206	177	114	6	6%
\$100,000-\$124,999	170	153	125	175	5	3%
\$125,000-\$149,999	140	109	158	133	-7	-5%
\$150,000-\$199,999	146	161	181	177	31	21%
\$200,000 or more	167	186	214	289	122	73%
Total Households	1,211	1,210	1,220	1,217	6	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$102,574	\$100,654	\$113,600	\$123,643	\$21,069	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.

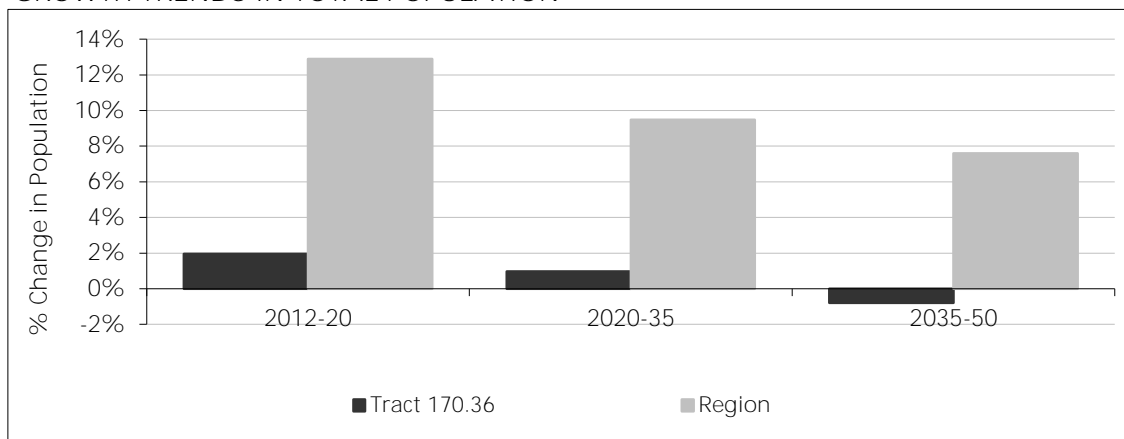
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,313	3,378	3,411	3,384	71	2%
Under 5	183	204	178	190	7	4%
5 to 9	186	203	185	195	9	5%
10 to 14	223	213	222	219	-4	-2%
15 to 17	140	120	133	117	-23	-16%
18 to 19	114	73	86	67	-47	-41%
20 to 24	170	146	151	121	-49	-29%
25 to 29	200	200	165	166	-34	-17%
30 to 34	223	226	194	209	-14	-6%
35 to 39	242	279	247	250	8	3%
40 to 44	295	278	302	256	-39	-13%
45 to 49	260	225	241	203	-57	-22%
50 to 54	262	218	238	204	-58	-22%
55 to 59	239	239	205	216	-23	-10%
60 to 61	84	99	70	73	-11	-13%
62 to 64	118	142	127	145	27	23%
65 to 69	158	224	212	233	75	47%
70 to 74	72	117	151	147	75	104%
75 to 79	49	60	103	96	47	96%
80 to 84	42	48	96	105	63	150%
85 and over	53	64	105	172	119	225%
Median Age	39.5	40.4	42.4	43.1	3.6	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,313	3,378	3,411	3,384	71	2%
Hispanic	373	434	486	537	164	44%
Non-Hispanic	2,940	2,944	2,925	2,847	-93	-3%
White	1,839	1,753	1,480	1,256	-583	-32%
Black	102	111	114	120	18	18%
American Indian	10	15	24	24	14	140%
Asian	744	783	933	1,003	259	35%
Hawaiian / Pacific Islander	20	34	65	90	70	350%
Other	16	19	25	25	9	56%
Two or More Races	209	229	284	329	120	57%

GROWTH TRENDS IN TOTAL POPULATION



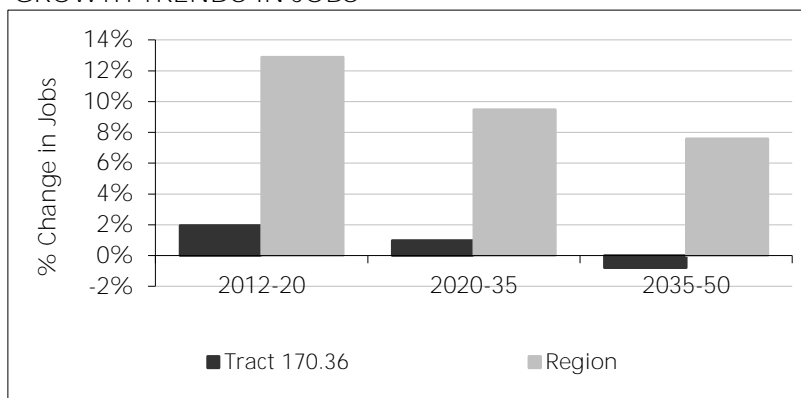
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,043	1,068	1,068	1,068	25	2%
Civilian Jobs	1,043	1,068	1,068	1,068	25	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	226	226	226	226	0	0%
Developed Acres	226	226	226	226	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	105	105	105	105	0	0%
Multiple Family	25	25	25	25	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	35	35	35	35	0	0%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	55	55	55	55	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	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	29.1	29.8	29.8	29.8	--	#VALUE!
Residential Density ⁴	9.4	9.4	9.4	9.4	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