

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 168.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,580	5,748	8,415	8,532	2,952	53%
Household Population	5,552	5,733	8,365	8,456	2,904	52%
Group Quarters Population	28	15	50	76	48	171%
Civilian	28	15	50	76	48	171%
Military	0	0	0	0	0	0%
Total Housing Units	2,030	2,066	2,835	2,908	878	43%
Single Family	1,332	1,368	2,206	2,354	1,022	77%
Multiple Family	34	34	34	51	17	50%
Mobile Homes	664	664	595	503	-161	-24%
Occupied Housing Units	1,890	1,915	2,775	2,803	913	48%
Single Family	1,225	1,254	2,134	2,269	1,044	85%
Multiple Family	74	72	74	61	-13	-18%
Mobile Homes	591	589	567	473	-118	-20%
Vacancy Rate	6.9%	7.3%	2.1%	3.6%	-3.3	-48%
Single Family	8.0%	8.3%	3.3%	3.6%	-4.4	-55%
Multiple Family	-117.6%	-111.8%	-117.6%	-19.6%	98.0	-83%
Mobile Homes	11.0%	11.3%	4.7%	6.0%	-5.0	-45%
Persons per Household	2.94	2.99	3.01	3.02	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	161	164	198	140	-21	-13%
\$15,000-\$29,999	244	284	296	256	12	5%
\$30,000-\$44,999	178	251	382	315	137	77%
\$45,000-\$59,999	220	304	316	314	94	43%
\$60,000-\$74,999	203	208	355	373	170	84%
\$75,000-\$99,999	255	231	419	449	194	76%
\$100,000-\$124,999	183	206	301	249	66	36%
\$125,000-\$149,999	141	104	167	279	138	98%
\$150,000-\$199,999	161	140	222	241	80	50%
\$200,000 or more	144	23	119	187	43	30%
Total Households	1,890	1,915	2,775	2,803	913	48%
Median Household Income						
Adjusted for inflation (\$2010)	\$70,493	\$57,755	\$68,261	\$75,195	\$4,702	7%

*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.

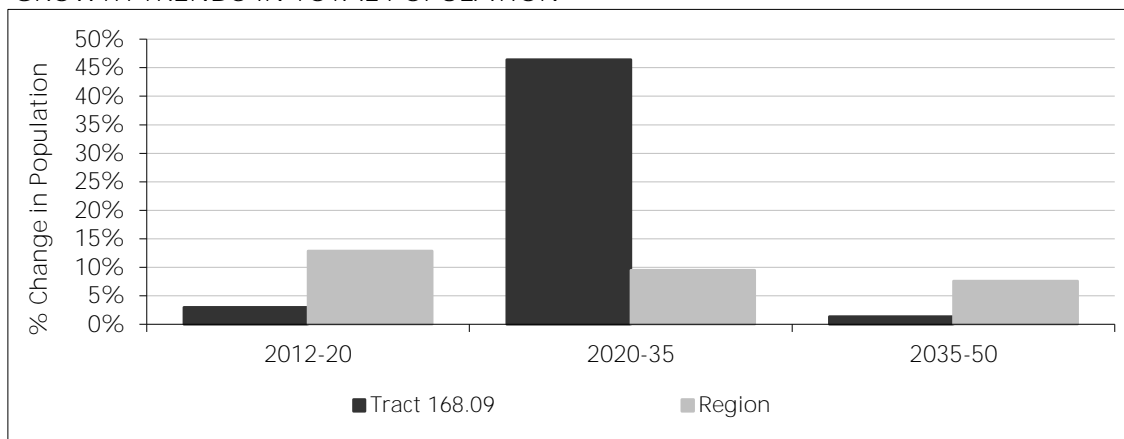
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,580	5,748	8,415	8,532	2,952	53%
Under 5	278	331	430	483	205	74%
5 to 9	391	426	577	630	239	61%
10 to 14	462	429	651	639	177	38%
15 to 17	270	228	374	340	70	26%
18 to 19	151	99	160	119	-32	-21%
20 to 24	341	316	442	383	42	12%
25 to 29	279	280	346	367	88	32%
30 to 34	356	365	435	504	148	42%
35 to 39	342	399	506	526	184	54%
40 to 44	418	397	637	548	130	31%
45 to 49	434	376	613	529	95	22%
50 to 54	441	370	562	514	73	17%
55 to 59	372	377	454	522	150	40%
60 to 61	172	209	218	239	67	39%
62 to 64	191	227	256	304	113	59%
65 to 69	256	359	489	548	292	114%
70 to 74	141	226	395	342	201	143%
75 to 79	109	145	364	319	210	193%
80 to 84	86	85	251	240	154	179%
85 and over	90	104	255	436	346	384%
Median Age	38.8	40.0	42.2	42.5	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,580	5,748	8,415	8,532	2,952	53%
Hispanic	1,141	1,349	2,342	2,684	1,543	135%
Non-Hispanic	4,439	4,399	6,073	5,848	1,409	32%
White	3,957	3,874	5,088	4,673	716	18%
Black	96	108	198	234	138	144%
American Indian	54	37	20	12	-42	-78%
Asian	153	186	424	546	393	257%
Hawaiian / Pacific Islander	6	7	14	17	11	183%
Other	5	6	11	12	7	140%
Two or More Races	168	181	318	354	186	111%

GROWTH TRENDS IN TOTAL POPULATION



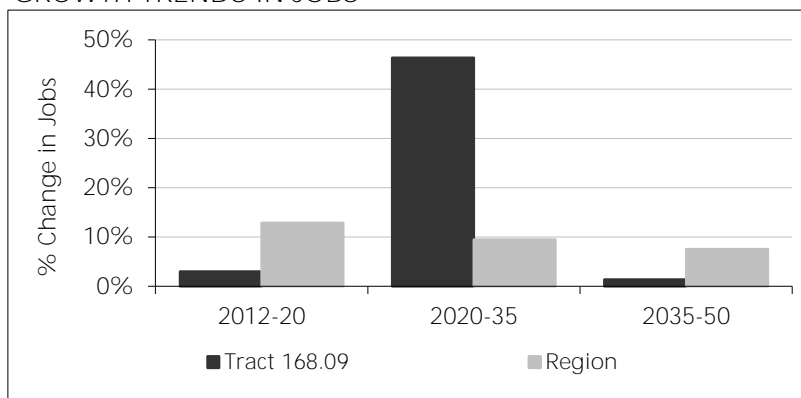
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,568	1,605	1,848	2,277	709	45%
Civilian Jobs	1,568	1,605	1,848	2,277	709	45%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,301	1,301	1,301	1,301	0	0%
Developed Acres	909	920	967	988	79	9%
Low Density Single Family	0	0	0	0	0	0%
Single Family	301	310	395	408	107	36%
Multiple Family	1	1	1	2	1	90%
Mobile Homes	69	69	25	21	-49	-70%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	13	13	16	19	6	45%
Commercial/Services	64	65	65	70	6	9%
Office	0	0	3	8	8	--
Schools	0	0	0	0	0	0%
Roads and Freeways	202	202	202	202	0	0%
Agricultural and Extractive ²	242	242	242	242	0	0%
Parks and Military Use	17	17	17	17	0	0%
Vacant Developable Acres	89	78	31	11	-79	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	74	68	23	11	-63	-85%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	5	5	3	0	-5	-100%
Commercial/Services	9	4	4	0	-9	-100%
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	302	302	302	302	0	0%
Employment Density ³	20.4	20.5	21.8	23.7	3.3	16%
Residential Density ⁴	5.5	5.4	6.7	6.8	1.3	24%

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