

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.51

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,322	4,446	4,476	4,466	144	3%
Household Population	4,322	4,446	4,476	4,466	144	3%
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	2,134	2,136	2,137	2,137	3	0%
Single Family	1,402	1,403	1,403	1,403	1	0%
Multiple Family	732	733	734	734	2	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,025	2,022	2,023	2,019	-6	0%
Single Family	1,293	1,289	1,291	1,288	-5	0%
Multiple Family	732	733	732	731	-1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.1%	5.3%	5.3%	5.5%	0.4	8%
Single Family	7.8%	8.1%	8.0%	8.2%	0.4	5%
Multiple Family	0.0%	0.0%	0.3%	0.4%	0.4	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.13	2.20	2.21	2.21	0.1	4%

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	119	121	105	82	-37	-31%
\$15,000-\$29,999	191	192	148	139	-52	-27%
\$30,000-\$44,999	207	208	193	175	-32	-15%
\$45,000-\$59,999	246	165	172	167	-79	-32%
\$60,000-\$74,999	197	215	197	150	-47	-24%
\$75,000-\$99,999	256	278	252	269	13	5%
\$100,000-\$124,999	217	205	246	241	24	11%
\$125,000-\$149,999	131	189	151	161	30	23%
\$150,000-\$199,999	202	212	241	270	68	34%
\$200,000 or more	259	237	318	365	106	41%
Total Households	2,025	2,022	2,023	2,019	-6	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$80,127	\$84,892	\$94,494	\$102,853	\$22,726	28%

*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.

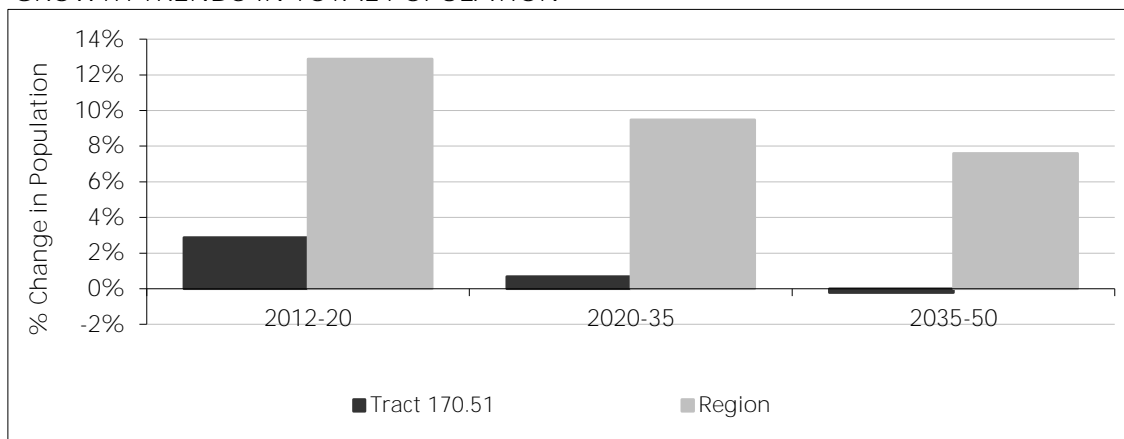
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,322	4,446	4,476	4,466	144	3%
Under 5	182	210	178	202	20	11%
5 to 9	202	212	204	214	12	6%
10 to 14	147	130	140	137	-10	-7%
15 to 17	145	115	139	128	-17	-12%
18 to 19	103	66	70	59	-44	-43%
20 to 24	141	125	114	104	-37	-26%
25 to 29	245	242	195	212	-33	-13%
30 to 34	286	273	214	267	-19	-7%
35 to 39	272	296	257	287	15	6%
40 to 44	311	281	308	279	-32	-10%
45 to 49	261	222	233	203	-58	-22%
50 to 54	277	229	238	221	-56	-20%
55 to 59	335	317	252	277	-58	-17%
60 to 61	103	119	85	96	-7	-7%
62 to 64	214	235	171	191	-23	-11%
65 to 69	287	374	305	344	57	20%
70 to 74	243	387	407	338	95	39%
75 to 79	203	262	391	277	74	36%
80 to 84	177	169	310	263	86	49%
85 and over	188	182	265	367	179	95%
Median Age	47.4	51.1	53.9	53.2	5.8	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,322	4,446	4,476	4,466	144	3%
Hispanic	410	488	571	655	245	60%
Non-Hispanic	3,912	3,958	3,905	3,811	-101	-3%
White	2,859	2,802	2,472	2,188	-671	-23%
Black	131	147	161	177	46	35%
American Indian	6	9	15	15	9	150%
Asian	803	868	1,081	1,212	409	51%
Hawaiian / Pacific Islander	4	8	17	27	23	575%
Other	6	8	8	8	2	33%
Two or More Races	103	116	151	184	81	79%

GROWTH TRENDS IN TOTAL POPULATION



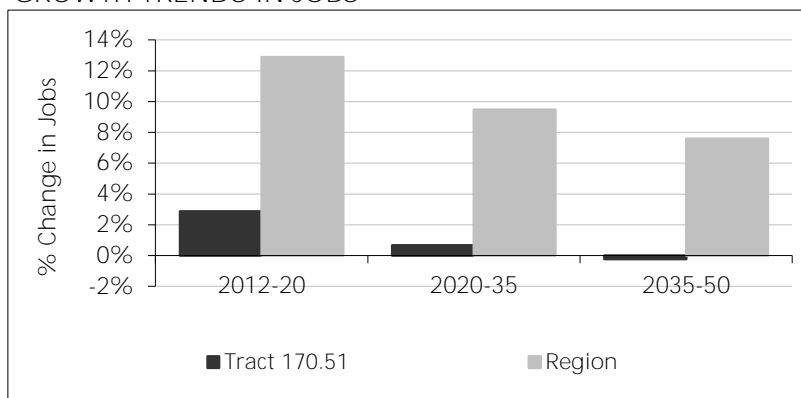
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	722	736	738	744	22	3%
Civilian Jobs	722	736	738	744	22	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	614	614	614	614	0	0%
Developed Acres	566	568	569	569	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	225	226	226	226	0	0%
Multiple Family	57	57	57	57	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	75	76	77	77	3	4%
Office	0	0	0	0	0	0%
Schools	83	83	83	83	0	0%
Roads and Freeways	104	104	104	104	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	0	0%
Vacant Developable Acres	3	1	0	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-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	3	1	0	0	-3	-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	45	45	45	45	0	0%
Employment Density ³	4.6	4.6	4.6	4.7	0.1	1%
Residential Density ⁴	7.6	7.6	7.6	7.6	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