

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.31

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,881	3,931	3,972	3,958	77	2%
Household Population	3,872	3,928	3,960	3,937	65	2%
Group Quarters Population	9	3	12	21	12	133%
Civilian	9	3	12	21	12	133%
Military	0	0	0	0	0	0%
Total Housing Units	1,443	1,444	1,445	1,445	2	0%
Single Family	1,052	1,052	1,052	1,052	0	0%
Multiple Family	391	392	393	393	2	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,393	1,386	1,395	1,391	-2	0%
Single Family	1,002	994	1,002	998	-4	0%
Multiple Family	391	392	393	393	2	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	4.0%	3.5%	3.7%	0.2	6%
Single Family	4.8%	5.5%	4.8%	5.1%	0.3	6%
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	2.78	2.83	2.84	2.83	0.1	2%

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	45	41	25	12	-33	-73%
\$15,000-\$29,999	74	61	53	52	-22	-30%
\$30,000-\$44,999	107	92	87	76	-31	-29%
\$45,000-\$59,999	187	119	121	92	-95	-51%
\$60,000-\$74,999	80	124	97	100	20	25%
\$75,000-\$99,999	250	192	186	139	-111	-44%
\$100,000-\$124,999	231	179	156	183	-48	-21%
\$125,000-\$149,999	143	141	151	151	8	6%
\$150,000-\$199,999	161	183	215	211	50	31%
\$200,000 or more	115	254	304	375	260	226%
Total Households	1,393	1,386	1,395	1,391	-2	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$95,350	\$108,939	\$120,593	\$131,871	\$36,521	38%

*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.

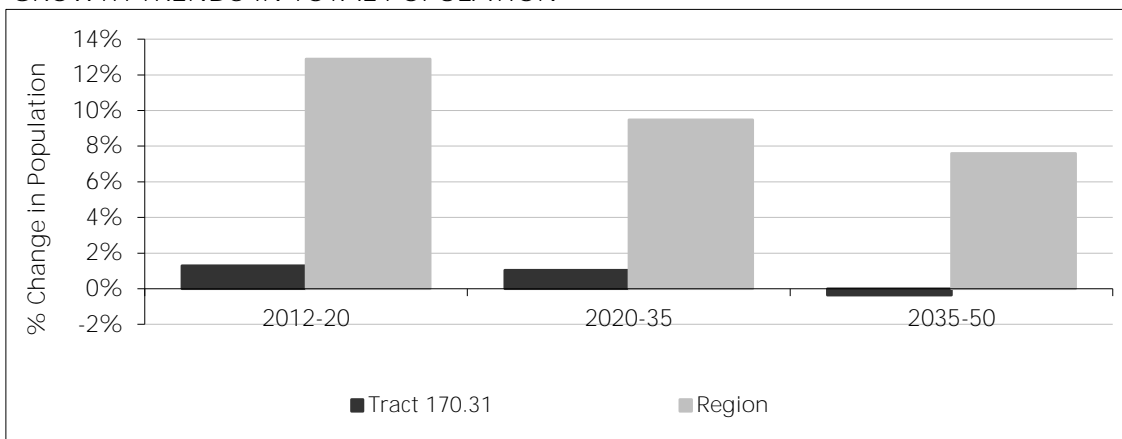
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,881	3,931	3,972	3,958	77	2%
Under 5	279	323	295	326	47	17%
5 to 9	266	284	267	275	9	3%
10 to 14	326	304	327	319	-7	-2%
15 to 17	181	148	175	156	-25	-14%
18 to 19	137	92	97	74	-63	-46%
20 to 24	182	165	155	134	-48	-26%
25 to 29	265	270	229	246	-19	-7%
30 to 34	269	266	223	257	-12	-4%
35 to 39	301	336	307	320	19	6%
40 to 44	316	288	309	259	-57	-18%
45 to 49	268	231	271	238	-30	-11%
50 to 54	281	233	254	233	-48	-17%
55 to 59	259	259	215	236	-23	-9%
60 to 61	67	84	67	77	10	15%
62 to 64	113	139	116	142	29	26%
65 to 69	124	174	170	197	73	59%
70 to 74	88	146	175	150	62	70%
75 to 79	62	82	130	89	27	44%
80 to 84	46	48	95	88	42	91%
85 and over	51	59	95	142	91	178%
Median Age	35.6	36.7	38.6	38.0	2.4	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,881	3,931	3,972	3,958	77	2%
Hispanic	569	659	763	863	294	52%
Non-Hispanic	3,312	3,272	3,209	3,095	-217	-7%
White	2,473	2,354	2,056	1,798	-675	-27%
Black	120	131	141	149	29	24%
American Indian	21	31	50	50	29	138%
Asian	539	567	699	768	229	42%
Hawaiian / Pacific Islander	18	33	64	93	75	417%
Other	6	7	9	9	3	50%
Two or More Races	135	149	190	228	93	69%

GROWTH TRENDS IN TOTAL POPULATION



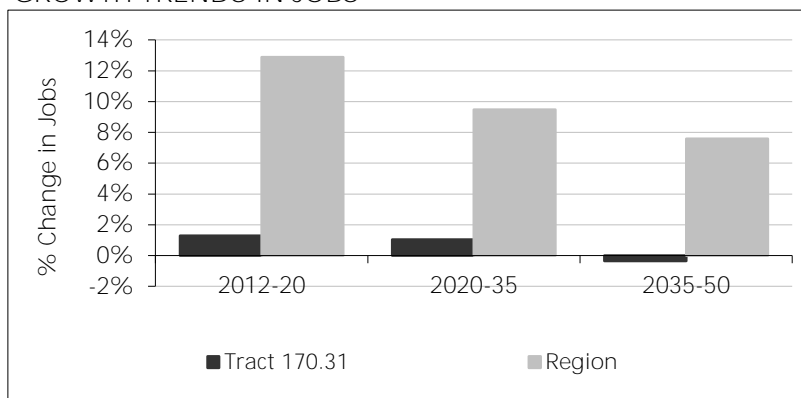
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	445	445	445	445	0	0%
Civilian Jobs	445	445	445	445	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	259	259	259	259	0	0%
Developed Acres	259	259	259	259	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	147	147	147	147	0	0%
Multiple Family	21	21	21	21	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	24	24	24	24	0	0%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	54	54	54	54	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	12.4	12.4	12.4	12.4	--	#VALUE!
Residential Density ⁴	8.6	8.6	8.6	8.6	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