

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 168.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,163	5,841	5,912	5,816	1,653	40%
Household Population	4,144	5,836	5,897	5,795	1,651	40%
Group Quarters Population	19	5	15	21	2	11%
Civilian	19	5	15	21	2	11%
Military	0	0	0	0	0	0%
Total Housing Units	1,459	2,049	2,082	2,099	640	44%
Single Family	780	1,366	1,397	1,397	617	79%
Multiple Family	284	288	290	307	23	8%
Mobile Homes	395	395	395	395	0	0%
Occupied Housing Units	1,433	2,025	2,050	2,023	590	41%
Single Family	748	1,341	1,363	1,346	598	80%
Multiple Family	290	292	295	297	7	2%
Mobile Homes	395	392	392	380	-15	-4%
Vacancy Rate	1.8%	1.2%	1.5%	3.6%	1.8	100%
Single Family	4.1%	1.8%	2.4%	3.7%	-0.4	-10%
Multiple Family	-2.1%	-1.4%	-1.7%	3.3%	5.4	-257%
Mobile Homes	0.0%	0.8%	0.8%	3.8%	3.8	0%
Persons per Household	2.89	2.88	2.88	2.86	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	192	129	86	75	-117	-61%
\$15,000-\$29,999	269	226	205	154	-115	-43%
\$30,000-\$44,999	249	254	236	219	-30	-12%
\$45,000-\$59,999	203	237	204	220	17	8%
\$60,000-\$74,999	142	235	236	183	41	29%
\$75,000-\$99,999	210	341	355	342	132	63%
\$100,000-\$124,999	84	204	210	259	175	208%
\$125,000-\$149,999	28	152	191	174	146	521%
\$150,000-\$199,999	39	146	164	209	170	436%
\$200,000 or more	17	101	163	188	171	1006%
Total Households	1,433	2,025	2,050	2,023	590	41%
Median Household Income						
Adjusted for inflation (\$2010)	\$45,480	\$70,628	\$79,085	\$86,732	\$41,252	91%

*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.

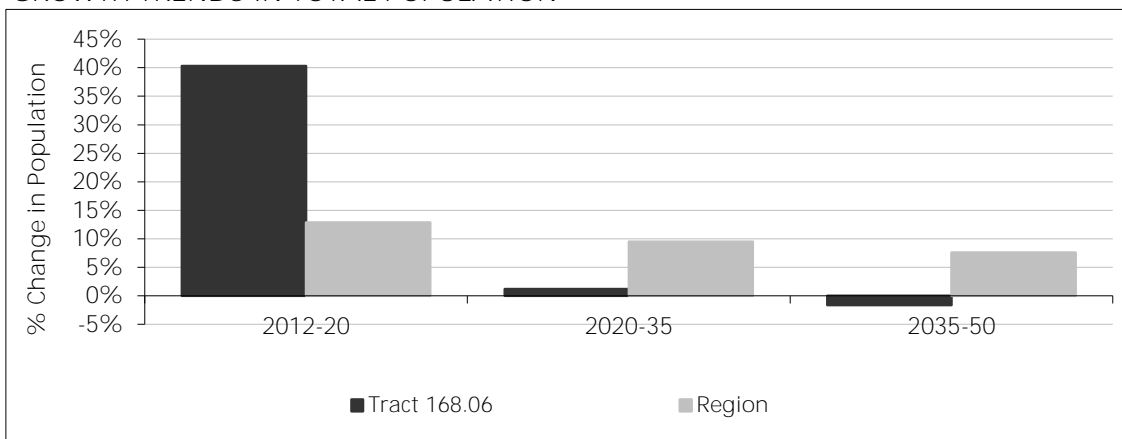
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,163	5,841	5,912	5,816	1,653	40%
Under 5	259	404	368	387	128	49%
5 to 9	309	463	441	461	152	49%
10 to 14	311	403	407	387	76	24%
15 to 17	174	200	223	198	24	14%
18 to 19	144	138	152	122	-22	-15%
20 to 24	276	349	335	281	5	2%
25 to 29	261	366	320	329	68	26%
30 to 34	244	347	316	353	109	45%
35 to 39	256	409	375	384	128	50%
40 to 44	283	368	430	372	89	31%
45 to 49	323	392	436	402	79	24%
50 to 54	328	379	390	366	38	12%
55 to 59	258	354	279	313	55	21%
60 to 61	84	132	89	96	12	14%
62 to 64	140	228	189	221	81	58%
65 to 69	172	313	282	303	131	76%
70 to 74	120	262	329	288	168	140%
75 to 79	90	159	246	176	86	96%
80 to 84	48	62	126	115	67	140%
85 and over	83	113	179	262	179	216%
Median Age	37.0	38.1	40.2	40.1	3.1	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,163	5,841	5,912	5,816	1,653	40%
Hispanic	965	1,546	1,841	2,033	1,068	111%
Non-Hispanic	3,198	4,295	4,071	3,783	585	18%
White	2,787	3,696	3,328	2,944	157	6%
Black	105	158	196	222	117	111%
American Indian	36	36	14	9	-27	-75%
Asian	56	93	149	187	131	234%
Hawaiian / Pacific Islander	43	65	84	100	57	133%
Other	0	0	0	0	0	0%
Two or More Races	171	247	300	321	150	88%

GROWTH TRENDS IN TOTAL POPULATION



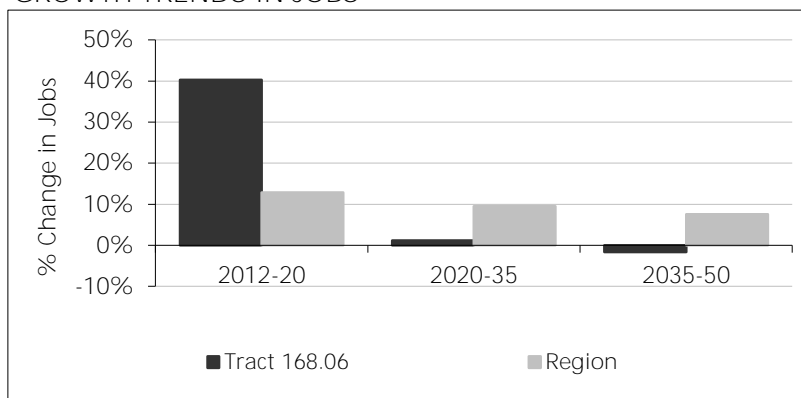
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	385	478	478	478	93	24%
Civilian Jobs	385	478	478	478	93	24%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	379	379	379	379	0	0%
Developed Acres	365	379	379	379	14	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	232	281	283	283	51	22%
Multiple Family	11	11	11	11	1	6%
Mobile Homes	49	8	6	6	-43	-87%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	5	5	5	4	495%
Commercial/Services	10	11	11	10	0	2%
Office	0	1	1	1	1	--
Schools	19	19	19	19	0	0%
Roads and Freeways	43	43	43	43	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	14	0	0	0	-14	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	0	0	0	-13	-98%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	0	0	0	-1	-100%
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	13.1	13.6	13.6	13.8	0.8	6%
Residential Density ⁴	5.0	6.8	6.9	7.0	2.0	40%

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