

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.32

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,697	13,934	14,006	13,869	172	1%
Household Population	13,418	13,656	13,726	13,589	171	1%
Group Quarters Population	279	278	280	280	1	0%
Civilian	279	278	280	280	1	0%
Military	0	0	0	0	0	0%
Total Housing Units	4,414	4,414	4,414	4,414	0	0%
Single Family	2,844	2,844	2,844	2,844	0	0%
Multiple Family	1,570	1,570	1,570	1,570	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,262	4,255	4,263	4,248	-14	0%
Single Family	2,770	2,759	2,765	2,757	-13	0%
Multiple Family	1,492	1,496	1,498	1,491	-1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	3.6%	3.4%	3.8%	0.4	12%
Single Family	2.6%	3.0%	2.8%	3.1%	0.5	19%
Multiple Family	5.0%	4.7%	4.6%	5.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.15	3.21	3.22	3.20	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	69	141	139	129	60	87%
\$15,000-\$29,999	191	263	201	147	-44	-23%
\$30,000-\$44,999	246	379	295	253	7	3%
\$45,000-\$59,999	297	322	316	338	41	14%
\$60,000-\$74,999	362	327	337	274	-88	-24%
\$75,000-\$99,999	841	716	660	519	-322	-38%
\$100,000-\$124,999	546	462	453	567	21	4%
\$125,000-\$149,999	368	393	422	393	25	7%
\$150,000-\$199,999	591	541	568	597	6	1%
\$200,000 or more	751	711	872	1,031	280	37%
Total Households	4,262	4,255	4,263	4,248	-14	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$105,723	\$99,284	\$110,127	\$120,459	\$14,736	14%

*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.

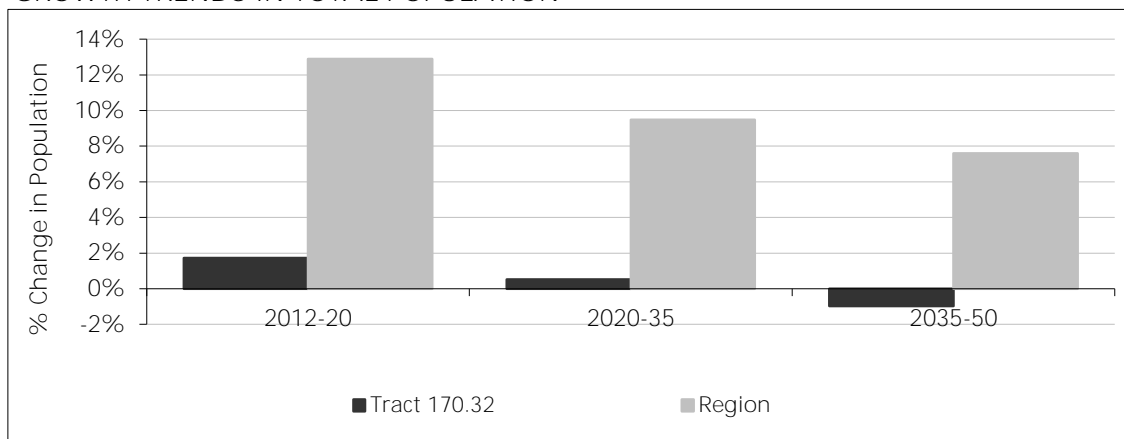
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,697	13,934	14,006	13,869	172	1%
Under 5	959	1,148	985	1,070	111	12%
5 to 9	1,315	1,476	1,353	1,414	99	8%
10 to 14	1,397	1,287	1,403	1,341	-56	-4%
15 to 17	750	631	724	654	-96	-13%
18 to 19	409	253	296	239	-170	-42%
20 to 24	583	515	504	447	-136	-23%
25 to 29	732	760	627	646	-86	-12%
30 to 34	821	843	704	797	-24	-3%
35 to 39	1,090	1,249	1,092	1,118	28	3%
40 to 44	1,438	1,360	1,477	1,254	-184	-13%
45 to 49	1,224	1,123	1,222	1,064	-160	-13%
50 to 54	1,024	906	972	859	-165	-16%
55 to 59	741	780	720	825	84	11%
60 to 61	192	228	188	206	14	7%
62 to 64	258	315	284	320	62	24%
65 to 69	274	406	413	466	192	70%
70 to 74	138	228	287	277	139	101%
75 to 79	108	147	256	225	117	108%
80 to 84	95	102	202	195	100	105%
85 and over	149	177	297	452	303	203%
Median Age	34.3	35.2	36.9	36.5	2.2	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,697	13,934	14,006	13,869	172	1%
Hispanic	1,312	1,522	1,686	1,858	546	42%
Non-Hispanic	12,385	12,412	12,320	12,011	-374	-3%
White	7,041	6,708	5,547	4,665	-2,376	-34%
Black	284	307	318	329	45	16%
American Indian	21	32	48	49	28	133%
Asian	4,327	4,549	5,352	5,719	1,392	32%
Hawaiian / Pacific Islander	49	87	157	213	164	335%
Other	37	45	57	63	26	70%
Two or More Races	626	684	841	973	347	55%

GROWTH TRENDS IN TOTAL POPULATION



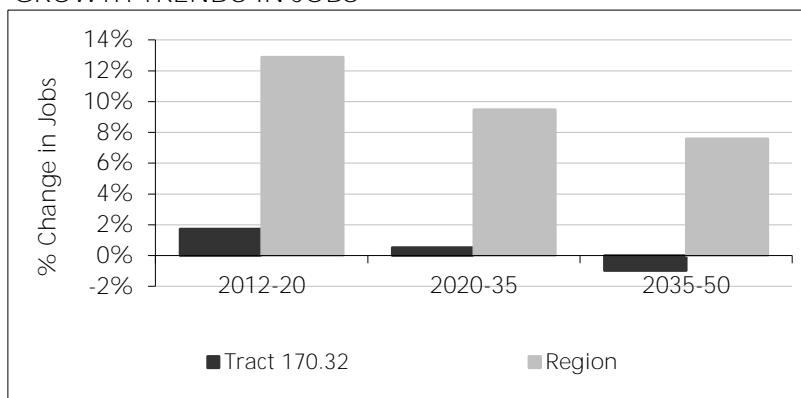
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	18,994	21,594	23,642	29,570	10,576	56%
Civilian Jobs	18,994	21,594	23,642	29,570	10,576	56%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,453	2,453	2,453	2,453	0	0%
Developed Acres	1,875	1,936	1,947	1,973	98	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	451	451	451	451	0	0%
Multiple Family	81	81	81	81	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	487	490	489	480	-7	-2%
Commercial/Services	102	102	102	102	0	0%
Office	128	188	199	235	107	83%
Schools	69	69	69	69	0	0%
Roads and Freeways	346	346	346	346	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	205	204	204	204	-1	0%
Vacant Developable Acres	101	39	29	3	-98	-97%
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	51	39	29	3	-48	-95%
Commercial/Services	0	0	0	0	0	0%
Office	50	0	0	0	-50	-100%
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	477	477	477	477	0	0%
Employment Density ³	24.2	25.4	27.5	33.4	9.2	38%
Residential Density ⁴	8.2	8.2	8.2	8.2	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