

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.55

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,226	5,328	5,346	5,338	112	2%
Household Population	5,226	5,328	5,346	5,338	112	2%
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	1,958	1,958	1,958	1,958	0	0%
Single Family	1,561	1,561	1,561	1,561	0	0%
Multiple Family	397	397	397	397	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,889	1,889	1,892	1,890	1	0%
Single Family	1,492	1,492	1,495	1,494	2	0%
Multiple Family	397	397	397	396	-1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	3.5%	3.4%	3.5%	0.0	0%
Single Family	4.4%	4.4%	4.2%	4.3%	-0.1	-2%
Multiple Family	0.0%	0.0%	0.0%	0.3%	0.3	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.82	2.83	2.82	0.0	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	50	70	69	60	10	20%
\$15,000-\$29,999	19	89	63	45	26	137%
\$30,000-\$44,999	0	115	93	91	91	0%
\$45,000-\$59,999	135	141	148	109	-26	-19%
\$60,000-\$74,999	209	176	142	118	-91	-44%
\$75,000-\$99,999	303	252	236	213	-90	-30%
\$100,000-\$124,999	256	260	227	251	-5	-2%
\$125,000-\$149,999	271	220	239	218	-53	-20%
\$150,000-\$199,999	335	280	323	343	8	2%
\$200,000 or more	311	286	352	442	131	42%
Total Households	1,889	1,889	1,892	1,890	1	0%

*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.

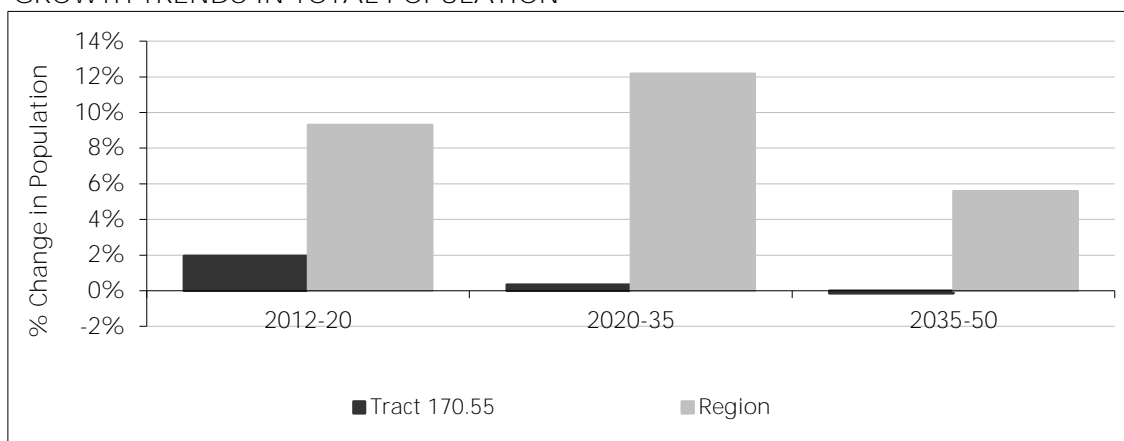
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,226	5,328	5,346	5,338	112	2%
Under 5	356	433	377	411	55	15%
5 to 9	394	438	399	420	26	7%
10 to 14	366	333	368	351	-15	-4%
15 to 17	233	186	215	183	-50	-21%
18 to 19	140	85	99	72	-68	-49%
20 to 24	247	212	207	168	-79	-32%
25 to 29	264	257	200	211	-53	-20%
30 to 34	366	370	296	343	-23	-6%
35 to 39	437	492	410	440	3	1%
40 to 44	468	448	486	398	-70	-15%
45 to 49	470	416	448	361	-109	-23%
50 to 54	441	376	413	347	-94	-21%
55 to 59	365	376	329	356	-9	-2%
60 to 61	125	150	124	132	7	6%
62 to 64	137	164	141	162	25	18%
65 to 69	157	231	224	255	98	62%
70 to 74	80	132	185	192	112	140%
75 to 79	63	83	163	160	97	154%
80 to 84	52	58	119	135	83	160%
85 and over	65	88	143	241	176	271%
Median Age	37.8	38.6	41.0	40.9	3.1	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,226	5,328	5,346	5,338	112	2%
Hispanic	407	477	535	600	193	47%
Non-Hispanic	4,819	4,851	4,811	4,738	-81	-2%
White	2,916	2,805	2,355	2,025	-891	-31%
Black	101	110	116	123	22	22%
American Indian	14	20	29	29	15	107%
Asian	1,568	1,665	1,989	2,174	606	39%
Hawaiian / Pacific Islander	10	17	32	48	38	380%
Other	13	16	21	22	9	69%
Two or More Races	197	218	269	317	120	61%

GROWTH TRENDS IN TOTAL POPULATION



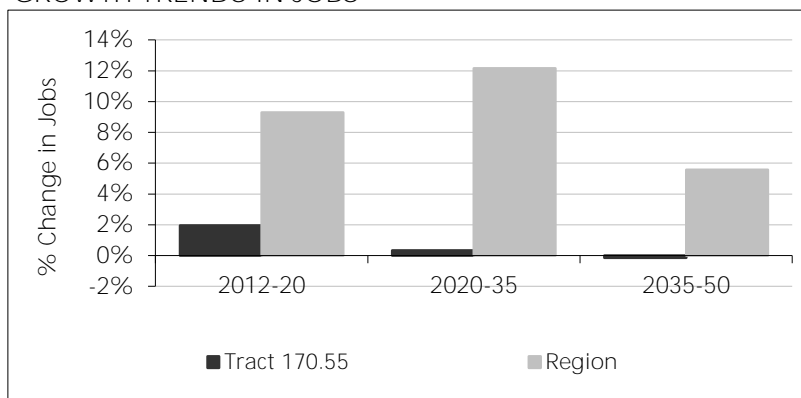
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,586	2,672	3,072	3,591	1,005	39%
Civilian Jobs	2,586	2,672	3,072	3,591	1,005	39%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	508	508	508	508	0	0%
Developed Acres	507	508	508	508	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	173	173	173	173	0	0%
Multiple Family	18	18	18	18	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	60	60	60	60	0	0%
Commercial/Services	126	127	127	127	1	1%
Office	7	7	7	7	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	91	91	91	91	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
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	1	0	0	0	-1	-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	0	0	0	0	0	0%
Employment Density ³	12.7	13.1	15.0	17.6	4.9	38%
Residential Density ⁴	10.2	10.2	10.2	10.2	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