

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 17

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,831	4,938	5,936	5,929	1,098	23%
Household Population	4,831	4,938	5,936	5,929	1,098	23%
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	2,326	2,328	2,780	2,824	498	21%
Single Family	1,027	1,029	946	931	-96	-9%
Multiple Family	1,299	1,299	1,834	1,893	594	46%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,224	2,202	2,640	2,651	427	19%
Single Family	979	977	913	896	-83	-8%
Multiple Family	1,245	1,225	1,727	1,755	510	41%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.4%	5.4%	5.0%	6.1%	1.7	39%
Single Family	4.7%	5.1%	3.5%	3.8%	-0.9	-19%
Multiple Family	4.2%	5.7%	5.8%	7.3%	3.1	74%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.17	2.24	2.25	2.24	0.1	3%

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	233	179	175	142	-91	-39%
\$15,000-\$29,999	339	348	383	319	-20	-6%
\$30,000-\$44,999	396	301	334	378	-18	-5%
\$45,000-\$59,999	394	316	395	313	-81	-21%
\$60,000-\$74,999	280	322	308	302	22	8%
\$75,000-\$99,999	287	310	392	456	169	59%
\$100,000-\$124,999	182	185	260	288	106	58%
\$125,000-\$149,999	58	68	158	165	107	184%
\$150,000-\$199,999	52	92	105	120	68	131%
\$200,000 or more	3	81	130	168	165	5500%
Total Households	2,224	2,202	2,640	2,651	427	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$50,482	\$57,959	\$61,607	\$68,618	\$18,136	36%

*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.

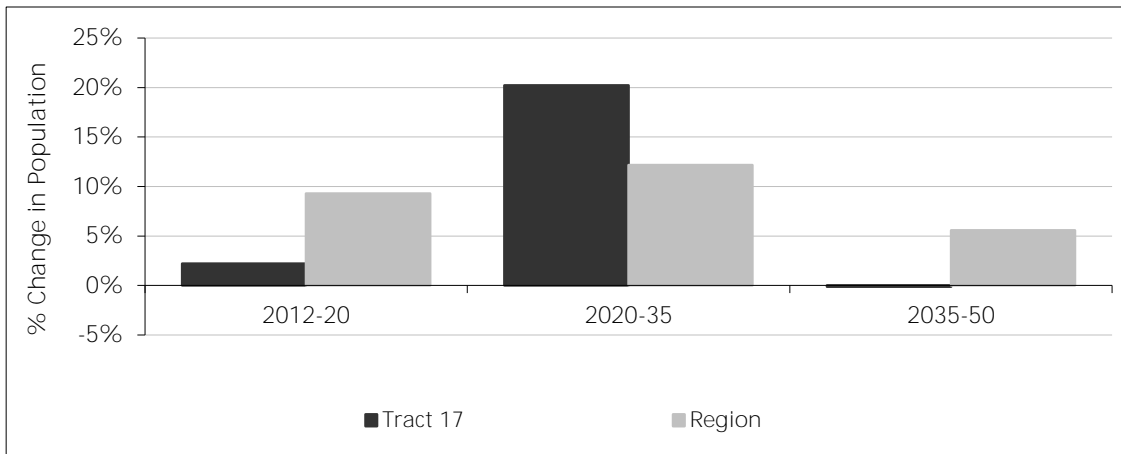
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,831	4,938	5,936	5,929	1,098	23%
Under 5	379	455	574	540	161	42%
5 to 9	302	326	475	479	177	59%
10 to 14	263	263	406	424	161	61%
15 to 17	180	159	244	271	91	51%
18 to 19	112	96	147	171	59	53%
20 to 24	360	377	378	421	61	17%
25 to 29	577	608	627	559	-18	-3%
30 to 34	617	593	633	578	-39	-6%
35 to 39	444	472	558	460	16	4%
40 to 44	357	320	481	425	68	19%
45 to 49	319	291	347	399	80	25%
50 to 54	304	268	310	367	63	21%
55 to 59	209	206	194	271	62	30%
60 to 61	72	83	62	75	3	4%
62 to 64	110	136	127	125	15	14%
65 to 69	125	162	172	156	31	25%
70 to 74	43	62	105	110	67	156%
75 to 79	18	20	27	38	20	111%
80 to 84	28	29	58	51	23	82%
85 and over	12	12	11	9	-3	-25%
Median Age	32.0	31.6	30.9	30.9	-1.1	-3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,831	4,938	5,936	5,929	1,098	23%
Hispanic	2,110	2,644	4,448	4,973	2,863	136%
Non-Hispanic	2,721	2,294	1,488	956	-1,765	-65%
White	1,821	1,357	365	0	-1,821	-100%
Black	461	463	451	307	-154	-33%
American Indian	36	35	38	26	-10	-28%
Asian	214	234	353	339	125	58%
Hawaiian / Pacific Islander	18	22	37	45	27	150%
Other	16	16	16	7	-9	-56%
Two or More Races	155	167	228	232	77	50%

GROWTH TRENDS IN TOTAL POPULATION



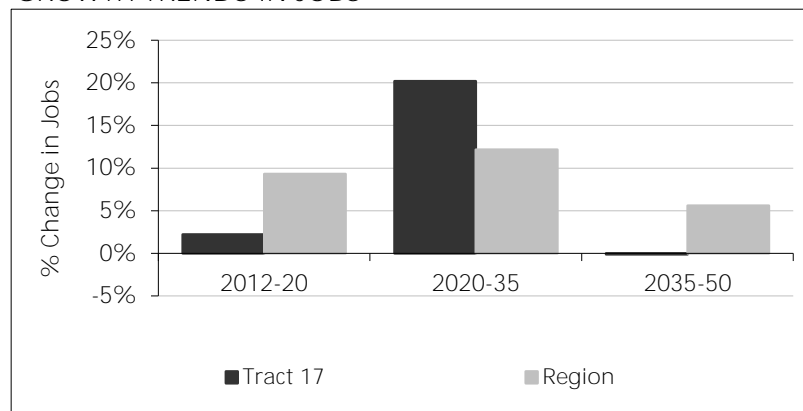
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	240	240	240	259	19	8%
Civilian Jobs	240	240	240	259	19	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	157	157	157	157	0	0%
Developed Acres	157	157	157	157	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	64	64	58	57	-8	-12%
Multiple Family	27	27	33	33	6	23%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	8	9	9	--
Industrial	0	0	0	0	0	0%
Commercial/Services	8	8	1	1	-7	-87%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	57	57	57	57	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	-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	-100%
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	28.6	28.4	45.8	46.4	17.8	62%
Residential Density ⁴	25.4	25.4	29.3	29.9	4.4	17%

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 residential acre (single family, multiple