

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,903	2,933	2,964	2,983	80	3%
Household Population	2,890	2,924	2,939	2,946	56	2%
Group Quarters Population	13	9	25	37	24	185%
Civilian	13	9	25	37	24	185%
Military	0	0	0	0	0	0%
Total Housing Units	1,058	1,058	1,058	1,058	0	0%
Single Family	1,058	1,058	1,058	1,058	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,048	1,046	1,046	1,046	-2	0%
Single Family	1,048	1,046	1,046	1,046	-2	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.9%	1.1%	1.1%	1.1%	0.2	22%
Single Family	0.9%	1.1%	1.1%	1.1%	0.2	22%
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	2.76	2.80	2.81	2.82	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	3	46	27	12	9	300%
\$15,000-\$29,999	40	47	53	58	18	45%
\$30,000-\$44,999	2	60	55	53	51	2550%
\$45,000-\$59,999	61	71	69	46	-15	-25%
\$60,000-\$74,999	92	83	44	56	-36	-39%
\$75,000-\$99,999	181	77	116	117	-64	-35%
\$100,000-\$124,999	165	128	103	57	-108	-65%
\$125,000-\$149,999	112	77	95	110	-2	-2%
\$150,000-\$199,999	121	155	135	139	18	15%
\$200,000 or more	271	302	349	398	127	47%
Total Households	1,048	1,046	1,046	1,046	-2	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$121,970	\$128,571	\$139,737	\$155,036	\$33,066	27%

*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.

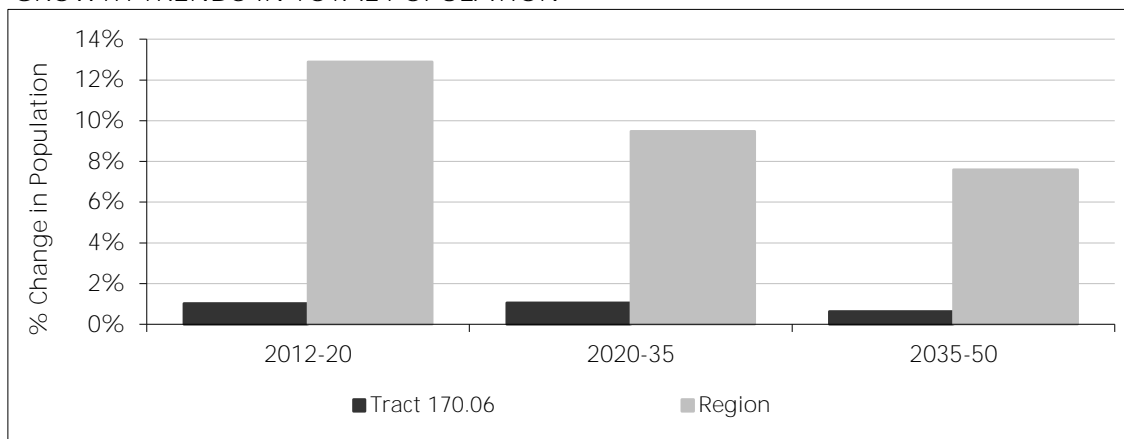
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,903	2,933	2,964	2,983	80	3%
Under 5	120	128	116	108	-12	-10%
5 to 9	170	178	175	229	59	35%
10 to 14	231	212	226	256	25	11%
15 to 17	176	141	159	147	-29	-16%
18 to 19	135	84	80	72	-63	-47%
20 to 24	135	112	109	99	-36	-27%
25 to 29	85	86	53	77	-8	-9%
30 to 34	85	88	67	94	9	11%
35 to 39	104	123	90	112	8	8%
40 to 44	125	114	141	143	18	14%
45 to 49	216	175	197	195	-21	-10%
50 to 54	258	209	204	153	-105	-41%
55 to 59	265	255	191	215	-50	-19%
60 to 61	85	96	47	59	-26	-31%
62 to 64	131	143	90	102	-29	-22%
65 to 69	175	233	182	199	24	14%
70 to 74	167	279	317	224	57	34%
75 to 79	88	122	216	163	75	85%
80 to 84	72	73	162	133	61	85%
85 and over	80	82	142	203	123	154%
Median Age	47.0	50.6	51.7	49.0	2.0	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,903	2,933	2,964	2,983	80	3%
Hispanic	225	281	365	474	249	111%
Non-Hispanic	2,678	2,652	2,599	2,509	-169	-6%
White	2,358	2,290	2,086	1,890	-468	-20%
Black	23	28	42	39	16	70%
American Indian	12	10	17	1	-11	-92%
Asian	217	244	341	420	203	94%
Hawaiian / Pacific Islander	4	4	0	1	-3	-75%
Other	3	3	3	9	6	200%
Two or More Races	61	73	110	149	88	144%

GROWTH TRENDS IN TOTAL POPULATION



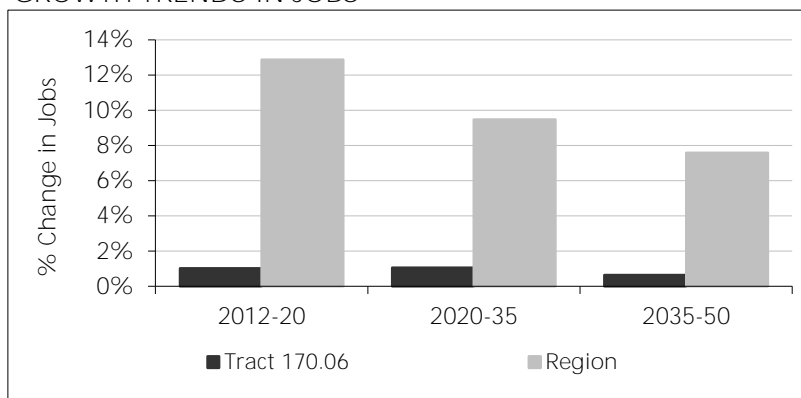
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	130	130	131	131	1	1%
Civilian Jobs	130	130	131	131	1	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	642	642	642	642	0	0%
Developed Acres	635	635	635	635	0	0%
Low Density Single Family	15	15	15	15	0	0%
Single Family	501	501	501	501	0	0%
Multiple Family	0	0	0	0	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	14	14	14	14	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	103	103	103	103	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	0	0%
Vacant Developable Acres	2	2	2	2	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	2	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	5	5	5	5	0	0%
Employment Density ³	9.6	9.6	9.6	9.6	--	#VALUE!
Residential Density ⁴	2.1	2.1	2.1	2.1	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