

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 169.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,115	2,332	3,349	3,496	1,381	65%
Household Population	2,109	2,330	3,345	3,491	1,382	66%
Group Quarters Population	6	2	4	5	-1	-17%
Civilian	6	2	4	5	-1	-17%
Military	0	0	0	0	0	0%
Total Housing Units	789	811	1,111	1,176	387	49%
Single Family	757	779	1,079	1,144	387	51%
Multiple Family	32	32	32	32	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	716	787	1,091	1,145	429	60%
Single Family	678	748	1,052	1,106	428	63%
Multiple Family	38	39	39	39	1	3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.3%	3.0%	1.8%	2.6%	-6.7	-72%
Single Family	10.4%	4.0%	2.5%	3.3%	-7.1	-68%
Multiple Family	-18.8%	-21.9%	-21.9%	-21.9%	-3.1	16%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.95	2.96	3.07	3.05	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	34	30	37	39	5	15%
\$15,000-\$29,999	24	75	79	62	38	158%
\$30,000-\$44,999	52	75	104	97	45	87%
\$45,000-\$59,999	96	84	97	97	1	1%
\$60,000-\$74,999	81	109	152	95	14	17%
\$75,000-\$99,999	55	110	148	200	145	264%
\$100,000-\$124,999	96	89	132	142	46	48%
\$125,000-\$149,999	71	63	106	102	31	44%
\$150,000-\$199,999	99	92	120	142	43	43%
\$200,000 or more	108	60	116	169	61	56%
Total Households	716	787	1,091	1,145	429	60%
Median Household Income						
Adjusted for inflation (\$2010)	\$104,167	\$79,659	\$87,922	\$97,813	(\$6,354)	-6%

*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.

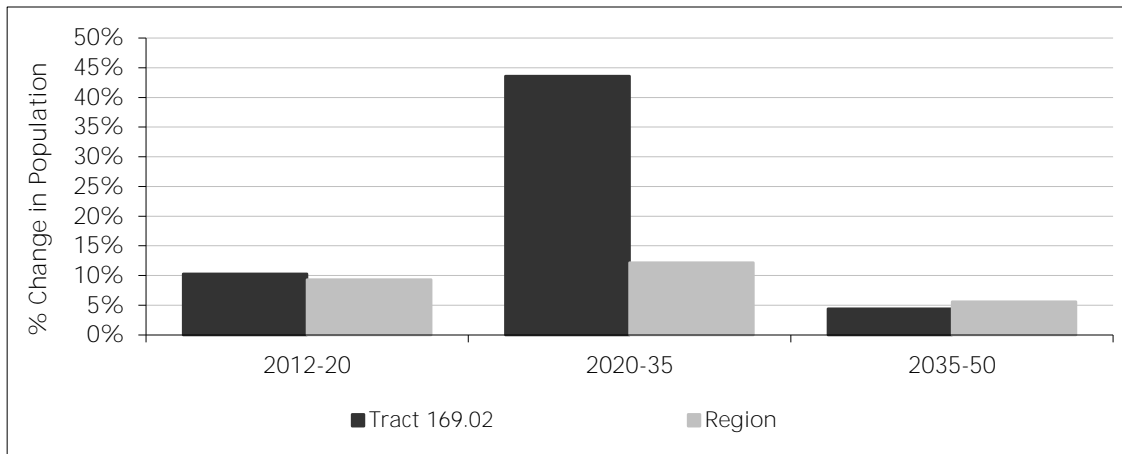
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,115	2,332	3,349	3,496	1,381	65%
Under 5	81	112	140	162	81	100%
5 to 9	141	153	194	202	61	43%
10 to 14	147	137	177	171	24	16%
15 to 17	112	96	139	124	12	11%
18 to 19	68	48	61	41	-27	-40%
20 to 24	132	125	165	143	11	8%
25 to 29	91	97	112	124	33	36%
30 to 34	96	107	116	128	32	33%
35 to 39	114	142	166	174	60	53%
40 to 44	124	118	169	144	20	16%
45 to 49	140	125	188	161	21	15%
50 to 54	206	179	266	243	37	18%
55 to 59	166	179	193	216	50	30%
60 to 61	73	92	89	109	36	49%
62 to 64	80	108	118	140	60	75%
65 to 69	97	151	209	249	152	157%
70 to 74	81	146	241	204	123	152%
75 to 79	58	85	248	243	185	319%
80 to 84	54	59	180	198	144	267%
85 and over	54	73	178	320	266	493%
Median Age	43.0	46.2	50.9	53.6	10.6	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,115	2,332	3,349	3,496	1,381	65%
Hispanic	336	457	869	1,060	724	215%
Non-Hispanic	1,779	1,875	2,480	2,436	657	37%
White	1,234	1,391	1,995	1,963	729	59%
Black	18	23	47	58	40	222%
American Indian	447	357	209	117	-330	-74%
Asian	27	39	100	139	112	415%
Hawaiian / Pacific Islander	10	12	27	35	25	250%
Other	3	4	8	10	7	233%
Two or More Races	40	49	94	114	74	185%

GROWTH TRENDS IN TOTAL POPULATION



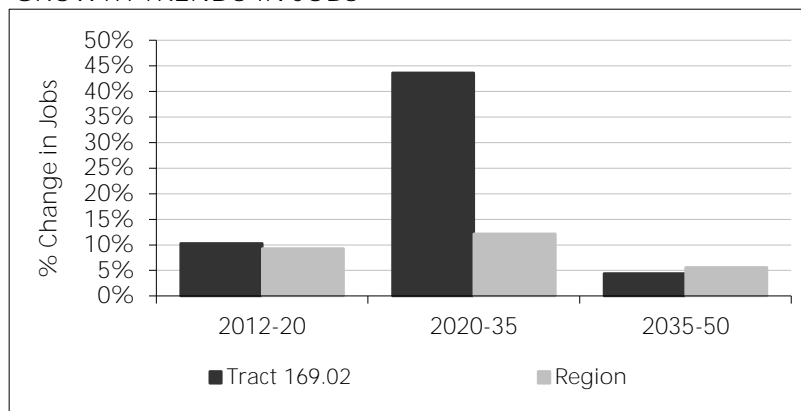
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,714	3,901	3,901	3,902	188	5%
Civilian Jobs	3,714	3,901	3,901	3,902	188	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	30,814	30,814	30,814	30,814	0	0%
Developed Acres	3,592	3,654	4,560	5,668	2,076	58%
Low Density Single Family	2,766	2,802	3,707	4,816	2,050	74%
Single Family	43	43	43	43	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	8	19	19	19	10	122%
Commercial/Services	100	115	115	115	16	16%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	223	223	223	223	0	0%
Agricultural and Extractive ²	265	265	265	265	0	0%
Parks and Military Use	187	187	187	187	0	0%
Vacant Developable Acres	7,073	7,011	6,106	4,998	-2,076	-29%
Low Density Single Family	7,046	7,010	6,105	4,996	-2,050	-29%
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	10	0	0	0	-10	-100%
Commercial/Services	17	1	1	1	-16	-92%
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	20,149	20,149	20,149	20,149	0	0%
Employment Density ³	34.4	29.1	29.1	29.1	-5.3	-15%
Residential Density ⁴	0.3	0.3	0.3	0.2	0.0	-14%

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