

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.50

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,092	3,162	3,363	3,308	216	7%
Household Population	2,980	3,055	3,235	3,168	188	6%
Group Quarters Population	112	107	128	140	28	25%
Civilian	112	107	128	140	28	25%
Military	0	0	0	0	0	0%
Total Housing Units	1,062	1,063	1,110	1,110	48	5%
Single Family	794	795	842	842	48	6%
Multiple Family	268	268	268	268	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,031	1,046	1,101	1,086	55	5%
Single Family	764	778	834	822	58	8%
Multiple Family	267	268	267	264	-3	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	1.6%	0.8%	2.2%	-0.7	-24%
Single Family	3.8%	2.1%	1.0%	2.4%	-1.4	-37%
Multiple Family	0.4%	0.0%	0.4%	1.5%	1.1	275%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.89	2.92	2.94	2.92	0.0	1%

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	52	33	35	35	-17	-33%
\$15,000-\$29,999	48	141	108	79	31	65%
\$30,000-\$44,999	113	128	145	130	17	15%
\$45,000-\$59,999	112	117	105	98	-14	-13%
\$60,000-\$74,999	79	172	146	103	24	30%
\$75,000-\$99,999	147	153	185	205	58	39%
\$100,000-\$124,999	170	93	121	135	-35	-21%
\$125,000-\$149,999	126	74	78	80	-46	-37%
\$150,000-\$199,999	99	99	100	122	23	23%
\$200,000 or more	85	36	78	99	14	16%
Total Households	1,031	1,046	1,101	1,086	55	5%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,963	\$69,070	\$76,554	\$86,951	(\$7,012)	-7%

*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.

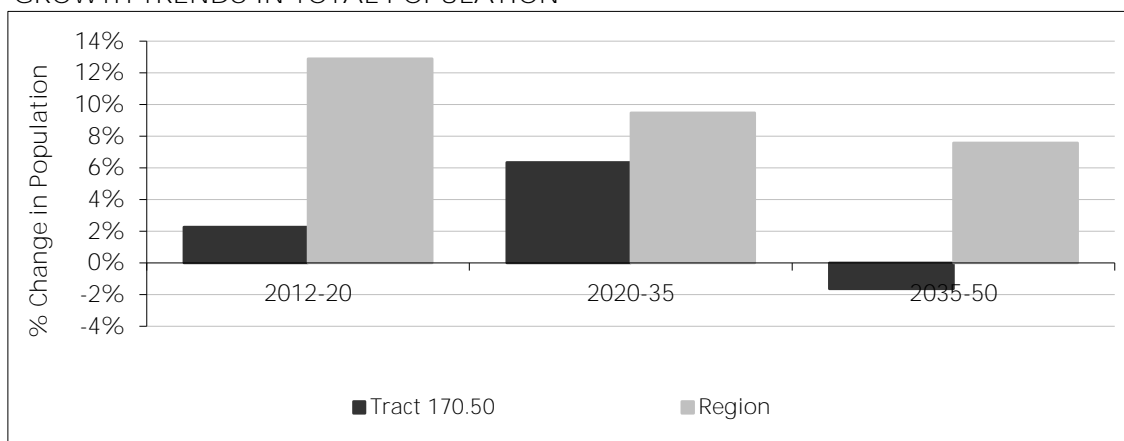
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,092	3,162	3,363	3,308	216	7%
Under 5	170	189	171	170	0	0%
5 to 9	182	193	176	178	-4	-2%
10 to 14	199	182	191	175	-24	-12%
15 to 17	142	117	136	118	-24	-17%
18 to 19	94	64	66	53	-41	-44%
20 to 24	206	186	188	161	-45	-22%
25 to 29	165	177	158	161	-4	-2%
30 to 34	166	164	140	149	-17	-10%
35 to 39	140	154	146	139	-1	-1%
40 to 44	200	185	209	180	-20	-10%
45 to 49	209	178	192	161	-48	-23%
50 to 54	282	240	258	235	-47	-17%
55 to 59	262	264	231	256	-6	-2%
60 to 61	80	93	73	80	0	0%
62 to 64	92	107	93	105	13	14%
65 to 69	132	185	185	202	70	53%
70 to 74	112	181	217	194	82	73%
75 to 79	98	127	218	185	87	89%
80 to 84	71	75	152	160	89	125%
85 and over	90	101	163	246	156	173%
Median Age	42.1	44.2	47.6	50.2	8.1	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,092	3,162	3,363	3,308	216	7%
Hispanic	705	818	988	1,088	383	54%
Non-Hispanic	2,387	2,344	2,375	2,220	-167	-7%
White	1,806	1,720	1,570	1,336	-470	-26%
Black	36	39	42	45	9	25%
American Indian	11	16	25	25	14	127%
Asian	432	454	584	628	196	45%
Hawaiian / Pacific Islander	2	4	7	12	10	500%
Other	4	5	5	5	1	25%
Two or More Races	96	106	142	169	73	76%

GROWTH TRENDS IN TOTAL POPULATION



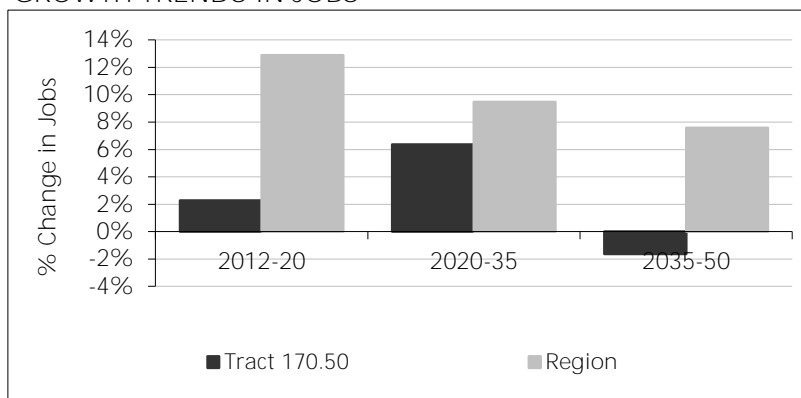
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,073	1,172	1,172	1,172	99	9%
Civilian Jobs	1,073	1,172	1,172	1,172	99	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,234	1,234	1,234	1,234	0	0%
Developed Acres	536	604	884	884	348	65%
Low Density Single Family	26	26	305	305	279	1066%
Single Family	254	278	279	279	25	10%
Multiple Family	12	12	12	12	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	2	2	2	2	0	0%
Commercial/Services	55	55	55	55	0	0%
Office	0	0	0	0	0	0%
Schools	66	66	66	66	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	30	73	73	73	44	147%
Vacant Developable Acres	357	289	9	9	-348	-98%
Low Density Single Family	288	288	9	9	-279	-97%
Single Family	26	1	0	0	-25	-100%
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	44	0	0	0	-44	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	341	341	341	341	0	0%
Employment Density ³	8.7	9.5	9.5	9.5	--	#VALUE!
Residential Density ⁴	3.6	3.4	1.9	1.9	-1.8	-49%

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