

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.22

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,375	5,649	6,196	7,823	2,448	46%
Household Population	5,368	5,642	6,184	7,808	2,440	45%
Group Quarters Population	7	7	12	15	8	114%
Civilian	7	7	12	15	8	114%
Military	0	0	0	0	0	0%
Total Housing Units	2,214	2,265	2,442	3,037	823	37%
Single Family	1,830	1,831	1,832	1,832	2	0%
Multiple Family	384	434	610	1,205	821	214%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,171	2,219	2,406	2,994	823	38%
Single Family	1,787	1,785	1,796	1,791	4	0%
Multiple Family	384	434	610	1,203	819	213%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.9%	2.0%	1.5%	1.4%	-0.5	-26%
Single Family	2.3%	2.5%	2.0%	2.2%	-0.1	-4%
Multiple Family	0.0%	0.0%	0.0%	0.2%	0.2	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.47	2.54	2.57	2.61	0.1	6%

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	41	32	18	24	-17	-41%
\$15,000-\$29,999	70	97	92	93	23	33%
\$30,000-\$44,999	90	141	144	148	58	64%
\$45,000-\$59,999	172	182	163	170	-2	-1%
\$60,000-\$74,999	201	177	192	214	13	6%
\$75,000-\$99,999	268	264	213	330	62	23%
\$100,000-\$124,999	342	239	297	316	-26	-8%
\$125,000-\$149,999	194	241	245	293	99	51%
\$150,000-\$199,999	313	325	367	495	182	58%
\$200,000 or more	480	521	675	911	431	90%
Total Households	2,171	2,219	2,406	2,994	823	38%
Median Household Income						
Adjusted for inflation (\$2010)	\$117,800	\$122,646	\$133,571	\$142,235	\$24,435	21%

*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.

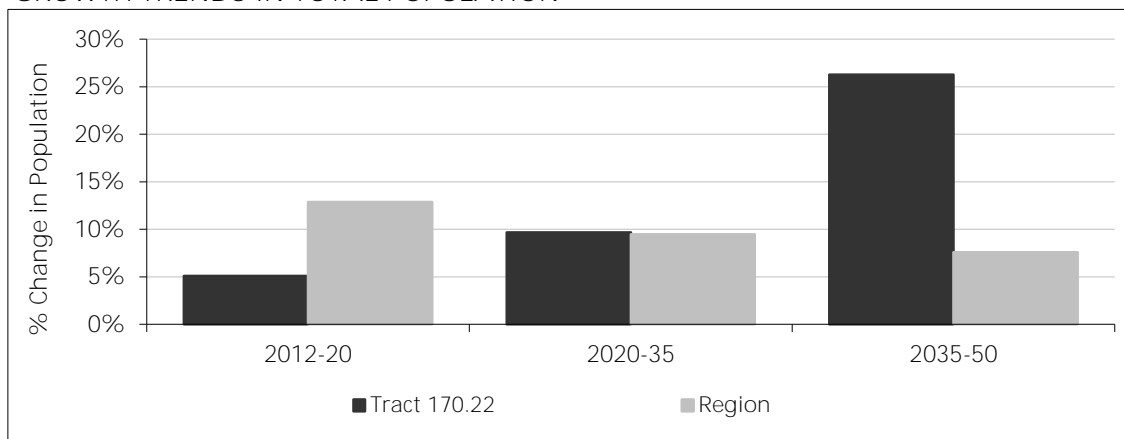
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,375	5,649	6,196	7,823	2,448	46%
Under 5	344	413	399	574	230	67%
5 to 9	323	358	365	504	181	56%
10 to 14	324	313	361	455	131	40%
15 to 17	232	191	239	263	31	13%
18 to 19	156	101	120	111	-45	-29%
20 to 24	234	219	229	270	36	15%
25 to 29	275	282	275	373	98	36%
30 to 34	357	367	358	543	186	52%
35 to 39	397	466	438	614	217	55%
40 to 44	370	352	433	492	122	33%
45 to 49	404	346	426	488	84	21%
50 to 54	424	354	414	467	43	10%
55 to 59	368	368	340	479	111	30%
60 to 61	117	136	112	158	41	35%
62 to 64	249	293	244	340	91	37%
65 to 69	344	468	439	580	236	69%
70 to 74	181	298	399	424	243	134%
75 to 79	125	168	294	259	134	107%
80 to 84	88	87	186	195	107	122%
85 and over	63	69	125	234	171	271%
Median Age	40.6	41.6	43.6	42.1	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,375	5,649	6,196	7,823	2,448	46%
Hispanic	593	746	1,023	1,585	992	167%
Non-Hispanic	4,782	4,903	5,173	6,238	1,456	30%
White	3,916	3,904	3,766	4,172	256	7%
Black	155	180	226	318	163	105%
American Indian	9	11	14	19	10	111%
Asian	483	547	782	1,144	661	137%
Hawaiian / Pacific Islander	7	13	29	53	46	657%
Other	15	19	27	35	20	133%
Two or More Races	197	229	329	497	300	152%

GROWTH TRENDS IN TOTAL POPULATION



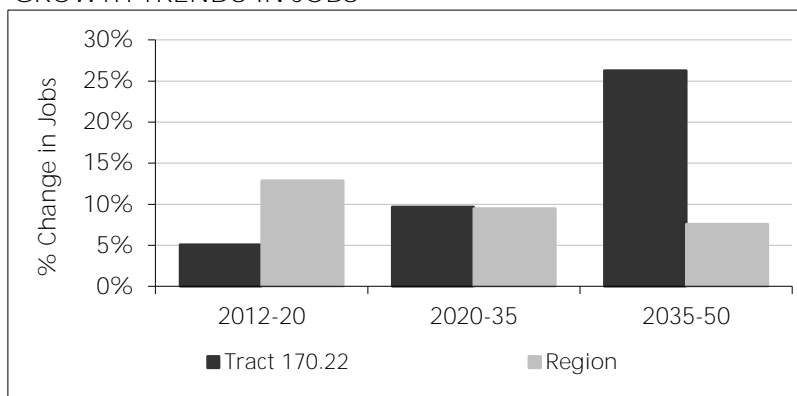
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,809	9,990	10,466	11,299	2,490	28%
Civilian Jobs	8,809	9,990	10,466	11,299	2,490	28%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,093	1,093	1,093	1,093	0	0%
Developed Acres	1,018	1,054	1,061	1,078	60	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	292	292	292	292	0	0%
Multiple Family	13	16	26	59	46	351%
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	139	155	162	178	40	29%
Commercial/Services	70	67	58	30	-40	-57%
Office	76	91	97	109	32	42%
Schools	60	80	80	80	20	34%
Roads and Freeways	191	191	191	191	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	177	162	156	139	-38	-22%
Vacant Developable Acres	61	25	18	1	-60	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	41	25	18	1	-40	-97%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	20	0	0	0	-20	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	14	14	14	14	0	0%
Employment Density ³	25.5	25.4	26.4	28.4	2.9	11%
Residential Density ⁴	7.3	7.4	7.7	8.7	1.4	19%

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