

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 169.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,975	8,618	9,347	10,107	3,132	45%
Household Population	6,955	8,606	9,324	10,078	3,123	45%
Group Quarters Population	20	12	23	29	9	45%
Civilian	20	12	23	29	9	45%
Military	0	0	0	0	0	0%
Total Housing Units	2,472	3,031	3,310	3,613	1,141	46%
Single Family	2,016	2,575	2,854	3,157	1,141	57%
Multiple Family	11	11	11	11	0	0%
Mobile Homes	445	445	445	445	0	0%
Occupied Housing Units	2,471	2,975	3,262	3,535	1,064	43%
Single Family	2,027	2,526	2,817	3,100	1,073	53%
Multiple Family	0	4	4	4	4	0%
Mobile Homes	444	445	441	431	-13	-3%
Vacancy Rate	0.0%	1.8%	1.5%	2.2%	2.2	0%
Single Family	-0.5%	1.9%	1.3%	1.8%	2.3	-460%
Multiple Family	100.0%	63.6%	63.6%	63.6%	-36.4	-36%
Mobile Homes	0.2%	0.0%	0.9%	3.1%	2.9	1450%
Persons per Household	2.81	2.89	2.86	2.85	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	96	120	109	100	4	4%
\$15,000-\$29,999	258	191	176	162	-96	-37%
\$30,000-\$44,999	331	284	268	234	-97	-29%
\$45,000-\$59,999	201	305	309	286	85	42%
\$60,000-\$74,999	292	318	286	324	32	11%
\$75,000-\$99,999	347	471	536	570	223	64%
\$100,000-\$124,999	310	378	420	454	144	46%
\$125,000-\$149,999	194	295	318	356	162	84%
\$150,000-\$199,999	249	319	438	516	267	107%
\$200,000 or more	193	294	402	533	340	176%
Total Households	2,471	2,975	3,262	3,535	1,064	43%
Median Household Income						
Adjusted for inflation (\$2010)	\$79,143	\$89,305	\$97,528	\$105,039	\$25,896	33%

*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.

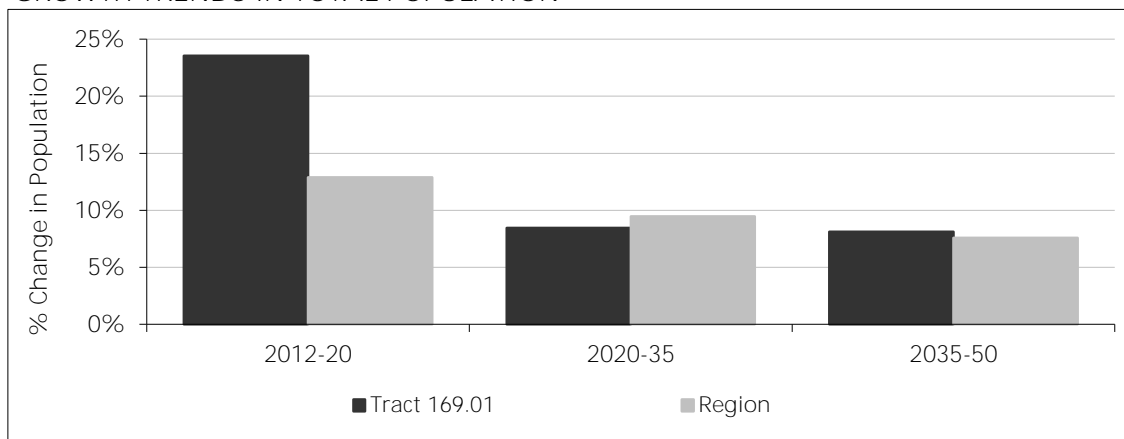
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,975	8,618	9,347	10,107	3,132	45%
Under 5	530	740	731	864	334	63%
5 to 9	457	602	590	705	248	54%
10 to 14	416	459	509	540	124	30%
15 to 17	290	284	339	316	26	9%
18 to 19	213	172	193	159	-54	-25%
20 to 24	392	418	447	400	8	2%
25 to 29	476	557	510	581	105	22%
30 to 34	328	398	371	463	135	41%
35 to 39	298	416	367	431	133	45%
40 to 44	340	378	425	378	38	11%
45 to 49	467	467	542	481	14	3%
50 to 54	526	512	572	549	23	4%
55 to 59	529	622	508	599	70	13%
60 to 61	204	288	217	264	60	29%
62 to 64	271	380	308	393	122	45%
65 to 69	375	600	542	649	274	73%
70 to 74	301	582	720	662	361	120%
75 to 79	209	322	623	568	359	172%
80 to 84	203	233	505	518	315	155%
85 and over	150	188	328	587	437	291%
Median Age	41.3	43.5	46.8	47.3	6.0	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,975	8,618	9,347	10,107	3,132	45%
Hispanic	1,046	1,499	1,968	2,442	1,396	133%
Non-Hispanic	5,929	7,119	7,379	7,665	1,736	29%
White	5,342	6,340	6,295	6,274	932	17%
Black	191	259	354	453	262	137%
American Indian	50	43	18	11	-39	-78%
Asian	129	190	328	461	332	257%
Hawaiian / Pacific Islander	14	19	24	31	17	121%
Other	12	20	28	32	20	167%
Two or More Races	191	248	332	403	212	111%

GROWTH TRENDS IN TOTAL POPULATION



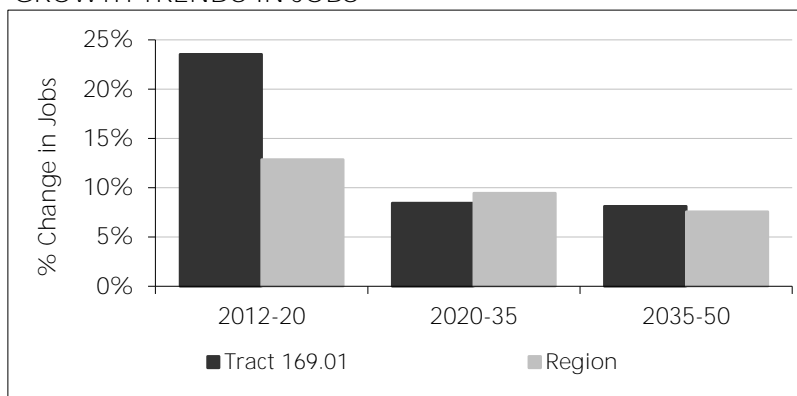
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,983	3,640	4,717	7,385	4,402	148%
Civilian Jobs	2,983	3,640	4,717	7,385	4,402	148%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	10,360	10,360	10,360	10,360	0	0%
Developed Acres	3,440	4,241	4,868	6,710	3,270	95%
Low Density Single Family	328	1,073	1,515	2,771	2,443	744%
Single Family	1,576	1,592	1,683	1,968	393	25%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	64	51	41	37	-27	-42%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	130	199	301	553	423	326%
Commercial/Services	9	10	11	12	3	40%
Office	5	5	5	5	0	0%
Schools	16	16	16	16	0	0%
Roads and Freeways	313	313	313	313	0	0%
Agricultural and Extractive ²	120	102	102	102	-18	-15%
Parks and Military Use	878	878	878	932	54	6%
Vacant Developable Acres	3,750	2,949	2,322	480	-3,270	-87%
Low Density Single Family	2,638	1,892	1,451	195	-2,443	-93%
Single Family	431	427	343	57	-373	-87%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	609	557	455	208	-401	-66%
Commercial/Services	6	6	6	6	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	65	65	65	12	-54	-82%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	3,170	3,170	3,170	3,170	0	0%
Employment Density ³	18.7	15.8	14.1	12.6	-6.1	-32%
Residential Density ⁴	1.3	1.1	1.0	0.8	-0.5	-40%

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