

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 166.17

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,153	3,296	3,186	3,249	96	3%
Household Population	3,136	3,286	3,175	3,238	102	3%
Group Quarters Population	17	10	11	11	-6	-35%
Civilian	17	10	11	11	-6	-35%
Military	0	0	0	0	0	0%
Total Housing Units	1,528	1,575	1,516	1,551	23	2%
Single Family	450	478	419	413	-37	-8%
Multiple Family	627	627	627	668	41	7%
Mobile Homes	451	470	470	470	19	4%
Occupied Housing Units	1,432	1,462	1,410	1,440	8	1%
Single Family	449	459	410	399	-50	-11%
Multiple Family	573	572	574	629	56	10%
Mobile Homes	410	431	426	412	2	0%
Vacancy Rate	6.3%	7.2%	7.0%	7.2%	0.9	14%
Single Family	0.2%	4.0%	2.1%	3.4%	3.2	1600%
Multiple Family	8.6%	8.8%	8.5%	5.8%	-2.8	-33%
Mobile Homes	9.1%	8.3%	9.4%	12.3%	3.2	35%
Persons per Household	2.19	2.25	2.25	2.25	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	192	152	123	111	-81	-42%
\$15,000-\$29,999	317	235	223	206	-111	-35%
\$30,000-\$44,999	256	324	228	177	-79	-31%
\$45,000-\$59,999	186	202	242	288	102	55%
\$60,000-\$74,999	115	149	171	156	41	36%
\$75,000-\$99,999	170	169	142	156	-14	-8%
\$100,000-\$124,999	82	97	97	144	62	76%
\$125,000-\$149,999	41	64	86	75	34	83%
\$150,000-\$199,999	37	64	90	107	70	189%
\$200,000 or more	36	6	8	20	-16	-44%
Total Households	1,432	1,462	1,410	1,440	8	1%

*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.

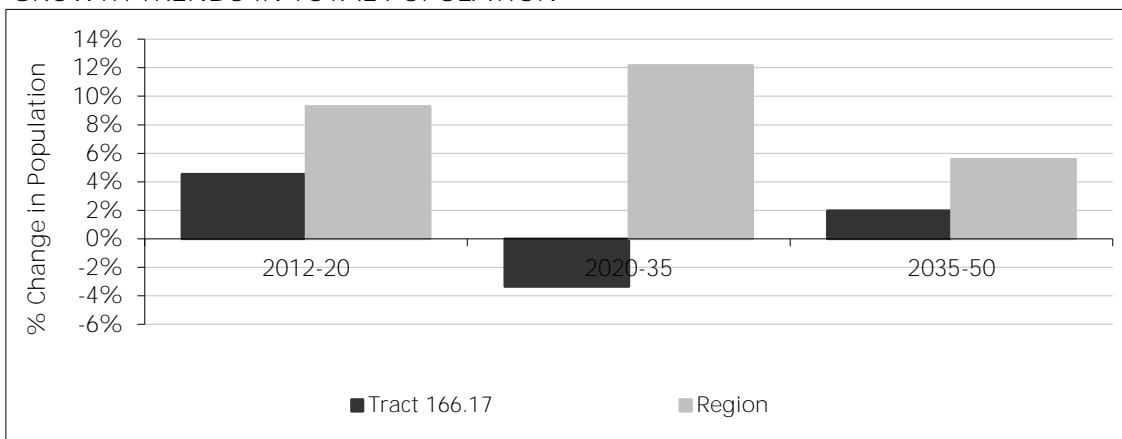
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,153	3,296	3,186	3,249	96	3%
Under 5	175	201	152	172	-3	-2%
5 to 9	182	194	163	178	-4	-2%
10 to 14	146	132	123	121	-25	-17%
15 to 17	81	65	62	55	-26	-32%
18 to 19	64	42	42	38	-26	-41%
20 to 24	152	136	114	96	-56	-37%
25 to 29	208	204	153	157	-51	-25%
30 to 34	235	234	176	206	-29	-12%
35 to 39	185	212	162	176	-9	-5%
40 to 44	200	184	179	151	-49	-25%
45 to 49	217	184	180	156	-61	-28%
50 to 54	190	154	146	129	-61	-32%
55 to 59	163	167	121	139	-24	-15%
60 to 61	70	85	67	85	15	21%
62 to 64	148	173	128	147	-1	-1%
65 to 69	176	238	202	230	54	31%
70 to 74	152	240	271	240	88	58%
75 to 79	137	178	277	218	81	59%
80 to 84	152	146	272	252	100	66%
85 and over	120	127	196	303	183	153%
Median Age	43.7	46.2	53.0	54.6	10.9	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,153	3,296	3,186	3,249	96	3%
Hispanic	627	735	792	880	253	40%
Non-Hispanic	2,526	2,561	2,394	2,369	-157	-6%
White	2,205	2,214	2,007	1,944	-261	-12%
Black	67	74	75	78	11	16%
American Indian	22	17	10	7	-15	-68%
Asian	122	138	174	202	80	66%
Hawaiian / Pacific Islander	6	6	6	6	0	0%
Other	13	12	11	11	-2	-15%
Two or More Races	91	100	111	121	30	33%

GROWTH TRENDS IN TOTAL POPULATION



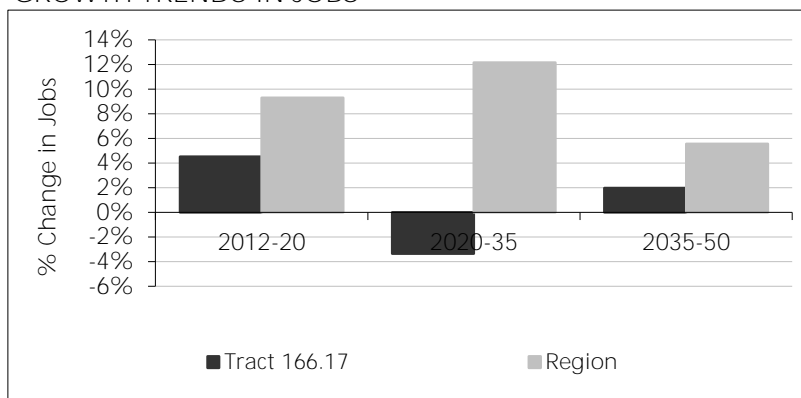
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,268	2,573	3,160	3,206	938	41%
Civilian Jobs	2,268	2,573	3,160	3,206	938	41%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	433	433	433	433	0	0%
Developed Acres	384	394	404	410	26	7%
Low Density Single Family	0	0	0	0	0	0%
Single Family	67	62	49	47	-20	-30%
Multiple Family	28	28	28	33	6	20%
Mobile Homes	61	64	64	64	2	4%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	61	71	92	93	32	52%
Commercial/Services	44	47	51	51	7	16%
Office	3	3	3	3	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	112	112	112	112	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	0	0%
Vacant Developable Acres	49	39	28	22	-26	-54%
Low Density Single Family	0	0	0	0	0	0%
Single Family	9	5	5	5	-4	-43%
Multiple Family	5	5	5	0	-5	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	16	14	7	7	-9	-56%
Commercial/Services	18	14	10	10	-9	-47%
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	0	0	0	0	0	0%
Employment Density ³	20.9	21.3	21.8	21.8	0.8	4%
Residential Density ⁴	9.7	10.2	10.8	10.7	1.0	10%

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