

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 161

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,840	5,969	6,032	6,019	179	3%
Household Population	5,833	5,968	6,029	6,016	183	3%
Group Quarters Population	7	1	3	3	-4	-57%
Civilian	7	1	3	3	-4	-57%
Military	0	0	0	0	0	0%
Total Housing Units	2,313	2,313	2,320	2,320	7	0%
Single Family	1,668	1,668	1,673	1,673	5	0%
Multiple Family	645	645	647	647	2	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,247	2,248	2,267	2,258	11	0%
Single Family	1,614	1,612	1,627	1,621	7	0%
Multiple Family	633	636	640	637	4	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	2.8%	2.3%	2.7%	-0.2	-7%
Single Family	3.2%	3.4%	2.7%	3.1%	-0.1	-3%
Multiple Family	1.9%	1.4%	1.1%	1.5%	-0.4	-21%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.60	2.65	2.66	2.66	0.1	2%

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	56	35	10	6	-50	-89%
\$15,000-\$29,999	49	133	121	92	43	88%
\$30,000-\$44,999	332	185	142	139	-193	-58%
\$45,000-\$59,999	301	245	216	200	-101	-34%
\$60,000-\$74,999	219	150	210	181	-38	-17%
\$75,000-\$99,999	358	381	310	269	-89	-25%
\$100,000-\$124,999	326	302	283	276	-50	-15%
\$125,000-\$149,999	225	213	278	272	47	21%
\$150,000-\$199,999	243	301	326	365	122	50%
\$200,000 or more	138	303	371	458	320	232%
Total Households	2,247	2,248	2,267	2,258	11	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$86,627	\$99,672	\$110,998	\$121,920	\$35,293	41%

*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.

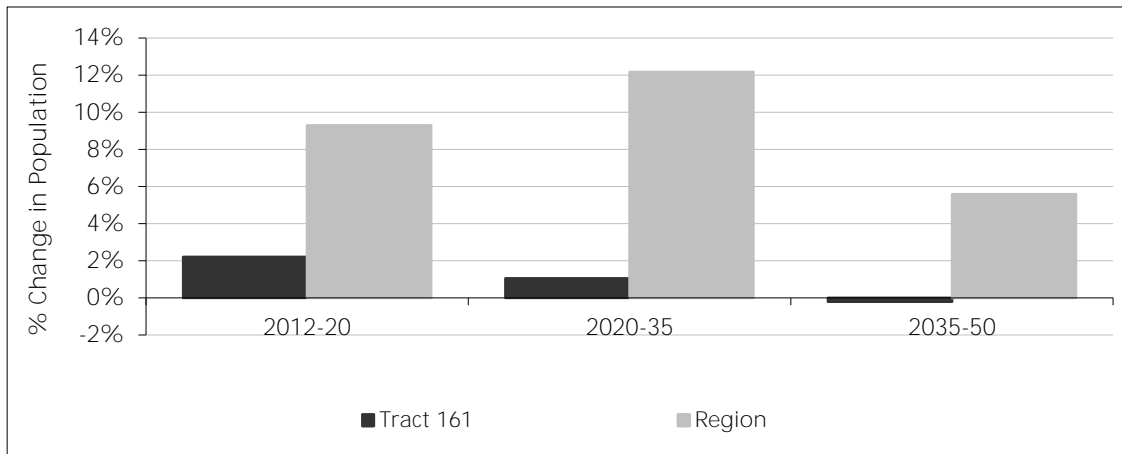
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,840	5,969	6,032	6,019	179	3%
Under 5	335	391	352	375	40	12%
5 to 9	332	361	340	358	26	8%
10 to 14	318	301	314	313	-5	-2%
15 to 17	211	175	186	187	-24	-11%
18 to 19	160	106	110	94	-66	-41%
20 to 24	448	419	418	401	-47	-10%
25 to 29	458	481	449	513	55	12%
30 to 34	365	370	325	362	-3	-1%
35 to 39	320	370	357	351	31	10%
40 to 44	394	366	404	345	-49	-12%
45 to 49	451	377	404	354	-97	-22%
50 to 54	434	364	370	371	-63	-15%
55 to 59	434	421	316	337	-97	-22%
60 to 61	117	138	99	114	-3	-3%
62 to 64	172	205	159	185	13	8%
65 to 69	275	369	331	349	74	27%
70 to 74	175	282	343	291	116	66%
75 to 79	154	195	296	220	66	43%
80 to 84	138	132	248	233	95	69%
85 and over	149	146	211	266	117	79%
Median Age	39.6	40.1	42.0	40.8	1.2	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,840	5,969	6,032	6,019	179	3%
Hispanic	1,140	1,414	1,942	2,490	1,350	118%
Non-Hispanic	4,700	4,555	4,090	3,529	-1,171	-25%
White	4,072	3,839	3,109	2,326	-1,746	-43%
Black	169	197	254	312	143	85%
American Indian	42	39	36	30	-12	-29%
Asian	192	233	380	495	303	158%
Hawaiian / Pacific Islander	20	23	32	41	21	105%
Other	10	10	10	10	0	0%
Two or More Races	195	214	269	315	120	62%

GROWTH TRENDS IN TOTAL POPULATION



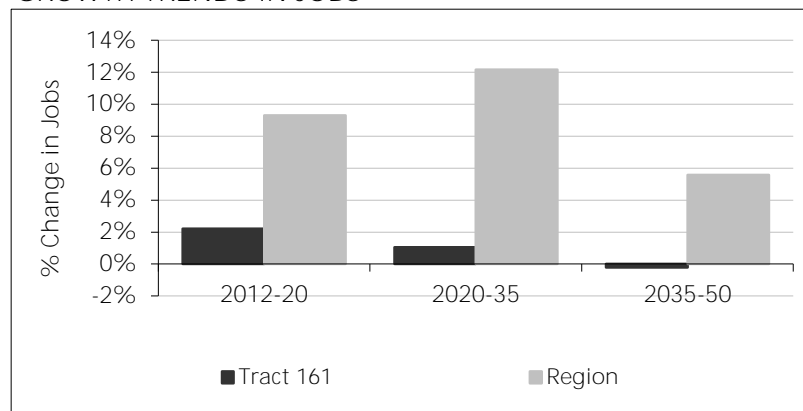
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	829	876	937	937	108	13%
Civilian Jobs	829	876	937	937	108	13%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	711	711	711	711	0	0%
Developed Acres	643	644	646	646	3	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	396	396	397	397	1	0%
Multiple Family	27	27	27	27	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	12%
Commercial/Services	30	30	30	30	0	0%
Office	1	2	3	3	1	91%
Schools	10	10	10	10	0	0%
Roads and Freeways	173	173	173	173	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	3	2	0	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	2	0	0	-3	-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	-100%
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	65	65	65	65	0	0%
Employment Density ³	19.1	19.9	20.8	20.8	1.7	9%
Residential Density ⁴	5.5	5.5	5.5	5.5	0.0	0%

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