

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 166.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,417	3,446	3,510	3,468	51	1%
Household Population	3,417	3,446	3,510	3,468	51	1%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,259	1,260	1,260	1,261	2	0%
Single Family	924	925	925	926	2	0%
Multiple Family	335	335	335	335	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,239	1,229	1,242	1,227	-12	-1%
Single Family	909	897	911	902	-7	-1%
Multiple Family	330	332	331	325	-5	-2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.6%	2.5%	1.4%	2.7%	1.1	69%
Single Family	1.6%	3.0%	1.5%	2.6%	1.0	63%
Multiple Family	1.5%	0.9%	1.2%	3.0%	1.5	100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.76	2.80	2.83	2.83	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	11	54	48	17	6	55%
\$15,000-\$29,999	164	80	65	71	-93	-57%
\$30,000-\$44,999	140	114	85	85	-55	-39%
\$45,000-\$59,999	104	149	138	117	13	13%
\$60,000-\$74,999	205	98	120	123	-82	-40%
\$75,000-\$99,999	214	201	200	165	-49	-23%
\$100,000-\$124,999	153	188	167	164	11	7%
\$125,000-\$149,999	91	127	121	144	53	58%
\$150,000-\$199,999	103	124	173	179	76	74%
\$200,000 or more	54	94	125	162	108	200%
Total Households	1,239	1,229	1,242	1,227	-12	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,671	\$89,863	\$95,625	\$105,412	\$30,741	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.

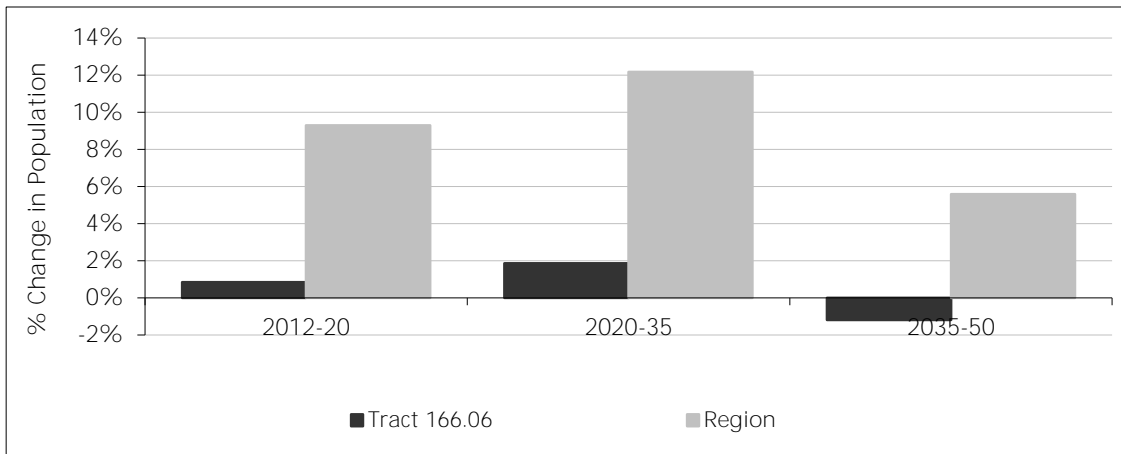
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,417	3,446	3,510	3,468	51	1%
Under 5	199	225	218	238	39	20%
5 to 9	199	218	206	222	23	12%
10 to 14	229	216	234	238	9	4%
15 to 17	188	152	173	153	-35	-19%
18 to 19	116	75	84	64	-52	-45%
20 to 24	258	235	236	193	-65	-25%
25 to 29	198	204	178	189	-9	-5%
30 to 34	204	206	170	207	3	1%
35 to 39	245	283	253	269	24	10%
40 to 44	249	230	260	228	-21	-8%
45 to 49	263	224	255	208	-55	-21%
50 to 54	257	209	228	194	-63	-25%
55 to 59	238	235	197	213	-25	-11%
60 to 61	87	105	84	100	13	15%
62 to 64	141	162	129	149	8	6%
65 to 69	153	205	189	209	56	37%
70 to 74	74	125	156	133	59	80%
75 to 79	55	74	141	121	66	120%
80 to 84	32	31	65	60	28	88%
85 and over	32	32	54	80	48	150%
Median Age	37.4	38.4	40.1	39.3	1.9	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,417	3,446	3,510	3,468	51	1%
Hispanic	580	658	744	798	218	38%
Non-Hispanic	2,837	2,788	2,766	2,670	-167	-6%
White	2,450	2,378	2,265	2,122	-328	-13%
Black	23	25	27	29	6	26%
American Indian	16	12	6	6	-10	-63%
Asian	183	200	266	297	114	62%
Hawaiian / Pacific Islander	17	18	21	22	5	29%
Other	7	6	5	5	-2	-29%
Two or More Races	141	149	176	189	48	34%

GROWTH TRENDS IN TOTAL POPULATION



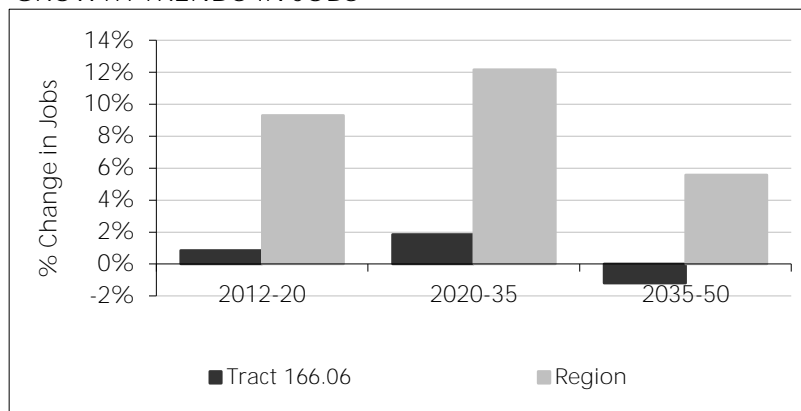
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	473	521	526	526	53	11%
Civilian Jobs	473	521	526	526	53	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	683	683	683	683	0	0%
Developed Acres	618	628	628	628	10	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	160	160	160	161	1	0%
Multiple Family	13	13	13	13	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	0	0	0	0	0	0%
Commercial/Services	171	181	181	181	10	6%
Office	0	0	0	0	0	0%
Schools	89	89	89	89	0	0%
Roads and Freeways	123	123	123	123	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	62	62	62	62	0	0%
Vacant Developable Acres	12	3	3	2	-10	-82%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-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	12	2	2	2	-10	-83%
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	52	52	52	52	0	0%
Employment Density ³	1.8	1.9	2.0	2.0	0.1	7%
Residential Density ⁴	7.3	7.3	7.3	7.3	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