

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 166.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,199	6,709	7,231	7,173	974	16%
Household Population	6,181	6,694	7,211	7,150	969	16%
Group Quarters Population	18	15	20	23	5	28%
Civilian	18	15	20	23	5	28%
Military	0	0	0	0	0	0%
Total Housing Units	2,116	2,248	2,412	2,412	296	14%
Single Family	1,857	1,989	2,153	2,153	296	16%
Multiple Family	259	259	259	259	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,109	2,242	2,410	2,405	296	14%
Single Family	1,853	1,984	2,151	2,146	293	16%
Multiple Family	256	258	259	259	3	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.3%	0.3%	0.1%	0.3%	0.0	0%
Single Family	0.2%	0.3%	0.1%	0.3%	0.1	50%
Multiple Family	1.2%	0.4%	0.0%	0.0%	-1.2	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.93	2.99	2.99	2.97	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	42	73	77	71	29	69%
\$15,000-\$29,999	104	121	95	67	-37	-36%
\$30,000-\$44,999	144	189	156	123	-21	-15%
\$45,000-\$59,999	183	216	186	191	8	4%
\$60,000-\$74,999	265	202	228	191	-74	-28%
\$75,000-\$99,999	457	412	425	389	-68	-15%
\$100,000-\$124,999	291	331	365	318	27	9%
\$125,000-\$149,999	201	276	271	317	116	58%
\$150,000-\$199,999	291	255	362	395	104	36%
\$200,000 or more	131	167	245	343	212	162%
Total Households	2,109	2,242	2,410	2,405	296	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$92,314	\$94,417	\$102,603	\$113,404	\$21,090	23%

*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.

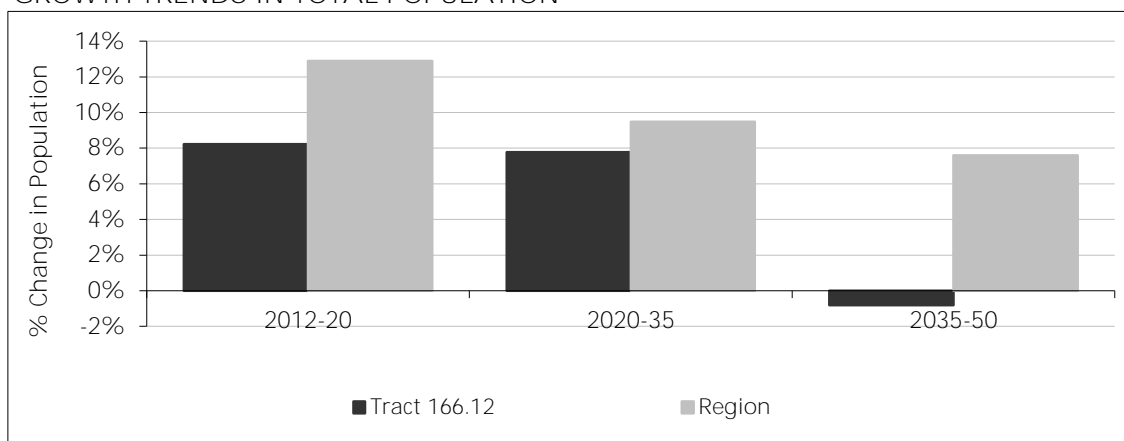
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,199	6,709	7,231	7,173	974	16%
Under 5	305	380	345	403	98	32%
5 to 9	327	388	372	418	91	28%
10 to 14	435	435	491	485	50	11%
15 to 17	339	297	363	315	-24	-7%
18 to 19	213	149	175	119	-94	-44%
20 to 24	436	419	439	352	-84	-19%
25 to 29	328	350	317	329	1	0%
30 to 34	322	346	295	363	41	13%
35 to 39	347	442	413	441	94	27%
40 to 44	463	470	554	485	22	5%
45 to 49	529	483	580	480	-49	-9%
50 to 54	559	491	571	496	-63	-11%
55 to 59	545	587	525	590	45	8%
60 to 61	148	185	139	158	10	7%
62 to 64	228	292	253	300	72	32%
65 to 69	298	442	454	512	214	72%
70 to 74	142	253	332	290	148	104%
75 to 79	108	154	305	251	143	132%
80 to 84	61	68	156	150	89	146%
85 and over	66	78	152	236	170	258%
Median Age	40.5	41.6	43.7	43.7	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,199	6,709	7,231	7,173	974	16%
Hispanic	905	1,108	1,356	1,477	572	63%
Non-Hispanic	5,294	5,601	5,875	5,696	402	8%
White	4,720	4,957	5,074	4,828	108	2%
Black	73	84	95	97	24	33%
American Indian	49	40	22	15	-34	-69%
Asian	187	220	313	353	166	89%
Hawaiian / Pacific Islander	23	25	29	32	9	39%
Other	10	10	10	10	0	0%
Two or More Races	232	265	332	361	129	56%

GROWTH TRENDS IN TOTAL POPULATION



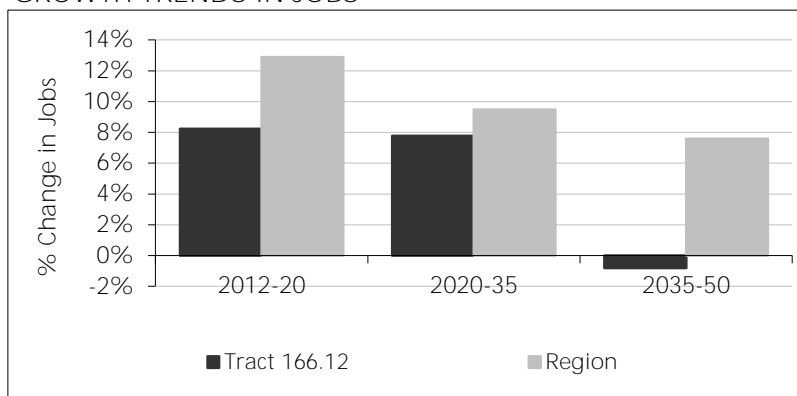
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	272	277	277	277	5	2%
Civilian Jobs	272	277	277	277	5	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,787	1,787	1,787	1,787	0	0%
Developed Acres	1,273	1,439	1,658	1,658	386	30%
Low Density Single Family	0	0	0	0	0	0%
Single Family	362	527	747	747	385	106%
Multiple Family	4	4	4	4	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	89	90	90	90	1	1%
Commercial/Services	76	76	76	76	0	0%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	140	140	140	140	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	589	589	589	589	0	0%
Vacant Developable Acres	445	279	60	60	-386	-87%
Low Density Single Family	0	0	0	0	0	0%
Single Family	385	219	0	0	-385	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	2	2	2	-1	-41%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	58	58	58	58	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	69	69	69	69	0	0%
Employment Density ³	1.5	1.6	1.6	1.6	0.0	1%
Residential Density ⁴	5.8	4.2	3.2	3.2	-2.6	-44%

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