

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 166.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,504	6,797	6,847	7,983	1,479	23%
Household Population	6,447	6,749	6,784	7,908	1,461	23%
Group Quarters Population	57	48	63	75	18	32%
Civilian	57	48	63	75	18	32%
Military	0	0	0	0	0	0%
Total Housing Units	2,386	2,460	2,462	2,839	453	19%
Single Family	1,430	1,494	1,494	1,523	93	7%
Multiple Family	382	392	394	742	360	94%
Mobile Homes	574	574	574	574	0	0%
Occupied Housing Units	2,353	2,420	2,422	2,807	454	19%
Single Family	1,401	1,454	1,456	1,502	101	7%
Multiple Family	378	392	394	741	363	96%
Mobile Homes	574	574	572	564	-10	-2%
Vacancy Rate	1.4%	1.6%	1.6%	1.1%	-0.3	-21%
Single Family	2.0%	2.7%	2.5%	1.4%	-0.6	-30%
Multiple Family	1.0%	0.0%	0.0%	0.1%	-0.9	-90%
Mobile Homes	0.0%	0.0%	0.3%	1.7%	1.7	0%
Persons per Household	2.74	2.79	2.80	2.82	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	70	40	25	22	-48	-69%
\$15,000-\$29,999	197	162	124	104	-93	-47%
\$30,000-\$44,999	253	302	239	244	-9	-4%
\$45,000-\$59,999	272	316	314	312	40	15%
\$60,000-\$74,999	359	306	270	285	-74	-21%
\$75,000-\$99,999	456	494	489	497	41	9%
\$100,000-\$124,999	313	308	319	426	113	36%
\$125,000-\$149,999	183	195	247	320	137	75%
\$150,000-\$199,999	152	169	225	321	169	111%
\$200,000 or more	98	128	170	276	178	182%
Total Households	2,353	2,420	2,422	2,807	454	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$76,398	\$79,251	\$87,219	\$96,957	\$20,559	27%

*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.

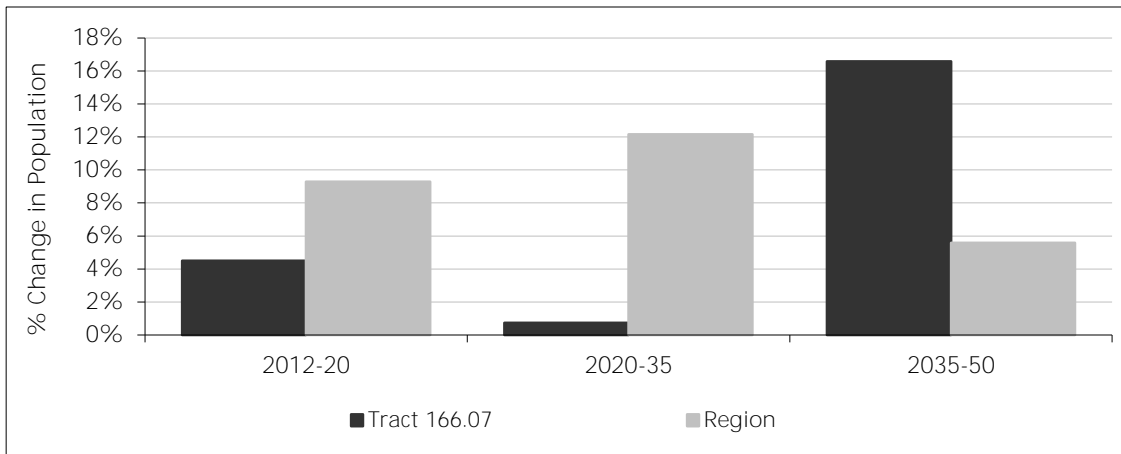
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,504	6,797	6,847	7,983	1,479	23%
Under 5	410	485	431	583	173	42%
5 to 9	385	431	399	530	145	38%
10 to 14	393	382	395	465	72	18%
15 to 17	298	253	289	293	-5	-2%
18 to 19	221	152	158	139	-82	-37%
20 to 24	485	456	447	448	-37	-8%
25 to 29	389	396	337	418	29	7%
30 to 34	379	395	326	455	76	20%
35 to 39	401	482	437	541	140	35%
40 to 44	430	413	448	450	20	5%
45 to 49	481	416	470	451	-30	-6%
50 to 54	537	456	484	490	-47	-9%
55 to 59	489	502	415	541	52	11%
60 to 61	179	216	158	208	29	16%
62 to 64	222	271	211	284	62	28%
65 to 69	304	427	391	523	219	72%
70 to 74	163	279	331	321	158	97%
75 to 79	122	167	300	278	156	128%
80 to 84	108	106	226	224	116	107%
85 and over	108	112	194	341	233	216%
Median Age	38.6	39.7	42.3	41.3	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,504	6,797	6,847	7,983	1,479	23%
Hispanic	1,033	1,218	1,377	1,756	723	70%
Non-Hispanic	5,471	5,579	5,470	6,227	756	14%
White	4,889	4,939	4,700	5,239	350	7%
Black	50	54	58	69	19	38%
American Indian	20	16	10	7	-13	-65%
Asian	237	269	357	476	239	101%
Hawaiian / Pacific Islander	33	36	38	47	14	42%
Other	4	4	4	4	0	0%
Two or More Races	238	261	303	385	147	62%

GROWTH TRENDS IN TOTAL POPULATION



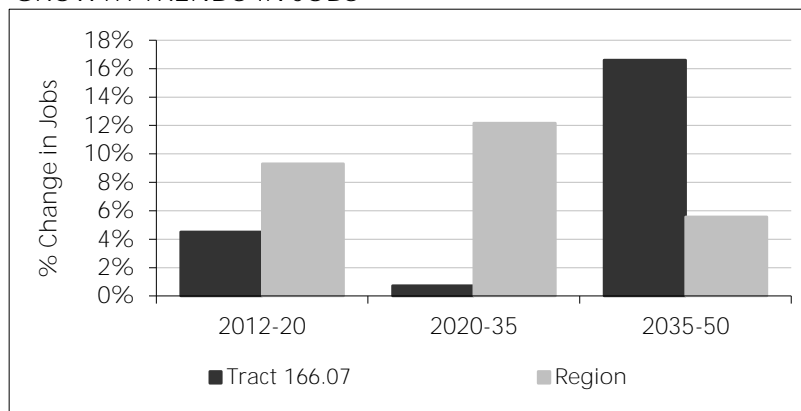
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,298	2,671	2,851	2,866	568	25%
Civilian Jobs	2,298	2,671	2,851	2,866	568	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,014	1,014	1,014	1,014	0	0%
Developed Acres	848	877	886	887	39	5%
Low Density Single Family	8	8	8	8	0	0%
Single Family	250	277	277	284	34	13%
Multiple Family	16	17	18	52	36	218%
Mobile Homes	85	85	85	85	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	151	165	174	168	16	11%
Commercial/Services	17	5	5	5	-12	-71%
Office	0	0	0	0	0	0%
Schools	58	58	58	58	0	0%
Roads and Freeways	157	157	157	157	0	0%
Agricultural and Extractive ²	40	40	40	5	-35	-87%
Parks and Military Use	64	64	64	64	0	0%
Vacant Developable Acres	43	14	5	4	-39	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	25	0	0	0	-25	-100%
Multiple Family	3	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	14	13	5	4	-11	-74%
Commercial/Services	1	0	0	0	-1	-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	123	123	123	123	0	0%
Employment Density ³	10.1	11.7	12.0	12.4	2.3	22%
Residential Density ⁴	6.6	6.3	6.3	6.6	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