

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 166.1

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,255	4,366	4,385	4,373	118	3%
Household Population	4,235	4,349	4,359	4,338	103	2%
Group Quarters Population	20	17	26	35	15	75%
Civilian	20	17	26	35	15	75%
Military	0	0	0	0	0	0%
Total Housing Units	1,503	1,508	1,508	1,508	5	0%
Single Family	1,103	1,108	1,108	1,108	5	0%
Multiple Family	400	400	400	400	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,455	1,464	1,464	1,464	9	1%
Single Family	1,084	1,093	1,093	1,093	9	1%
Multiple Family	371	371	371	371	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.2%	2.9%	2.9%	2.9%	-0.3	-9%
Single Family	1.7%	1.4%	1.4%	1.4%	-0.3	-18%
Multiple Family	7.3%	7.3%	7.3%	7.3%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.91	2.97	2.98	2.96	0.0	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	60	52	44	40	-20	-33%
\$15,000-\$29,999	101	114	84	63	-38	-38%
\$30,000-\$44,999	172	161	145	116	-56	-33%
\$45,000-\$59,999	114	166	158	144	30	26%
\$60,000-\$74,999	179	153	134	142	-37	-21%
\$75,000-\$99,999	280	280	266	222	-58	-21%
\$100,000-\$124,999	209	170	204	228	19	9%
\$125,000-\$149,999	130	145	141	142	12	9%
\$150,000-\$199,999	162	137	171	204	42	26%
\$200,000 or more	48	86	117	163	115	240%
Total Households	1,455	1,464	1,464	1,464	9	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.

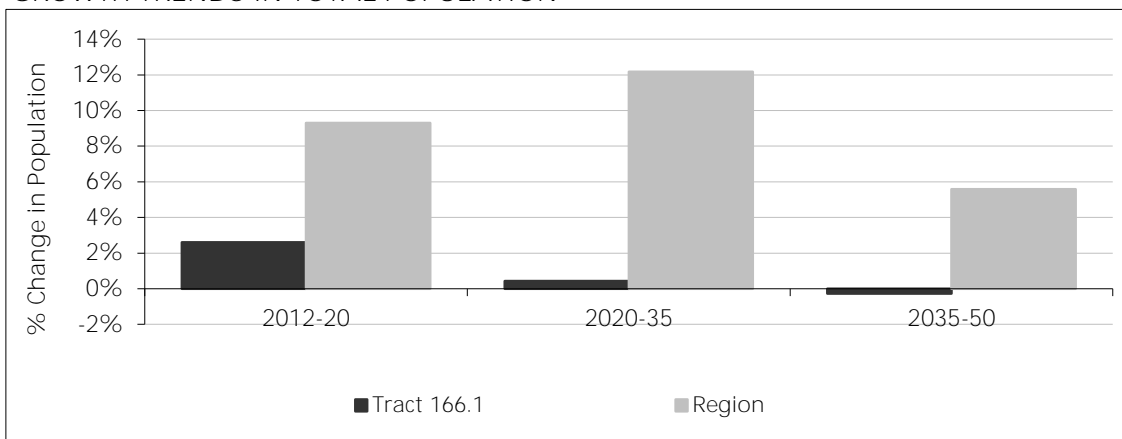
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,255	4,366	4,385	4,373	118	3%
Under 5	307	357	313	362	55	18%
5 to 9	285	313	285	321	36	13%
10 to 14	297	284	292	288	-9	-3%
15 to 17	188	155	180	153	-35	-19%
18 to 19	151	99	111	76	-75	-50%
20 to 24	276	259	262	214	-62	-22%
25 to 29	285	286	240	250	-35	-12%
30 to 34	277	286	234	291	14	5%
35 to 39	299	358	316	335	36	12%
40 to 44	290	278	309	267	-23	-8%
45 to 49	349	299	342	282	-67	-19%
50 to 54	350	286	315	267	-83	-24%
55 to 59	305	317	273	310	5	2%
60 to 61	98	118	88	98	0	0%
62 to 64	125	155	134	160	35	28%
65 to 69	161	223	210	240	79	49%
70 to 74	82	138	176	150	68	83%
75 to 79	62	83	168	150	88	142%
80 to 84	39	40	84	73	34	87%
85 and over	29	32	53	86	57	197%
Median Age	36.0	37.0	39.4	38.5	2.5	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,255	4,366	4,385	4,373	118	3%
Hispanic	658	762	861	941	283	43%
Non-Hispanic	3,597	3,604	3,524	3,432	-165	-5%
White	3,186	3,162	2,999	2,858	-328	-10%
Black	44	47	50	51	7	16%
American Indian	20	16	9	6	-14	-70%
Asian	152	170	226	257	105	69%
Hawaiian / Pacific Islander	8	8	8	8	0	0%
Other	1	1	1	1	0	0%
Two or More Races	186	200	231	251	65	35%

GROWTH TRENDS IN TOTAL POPULATION



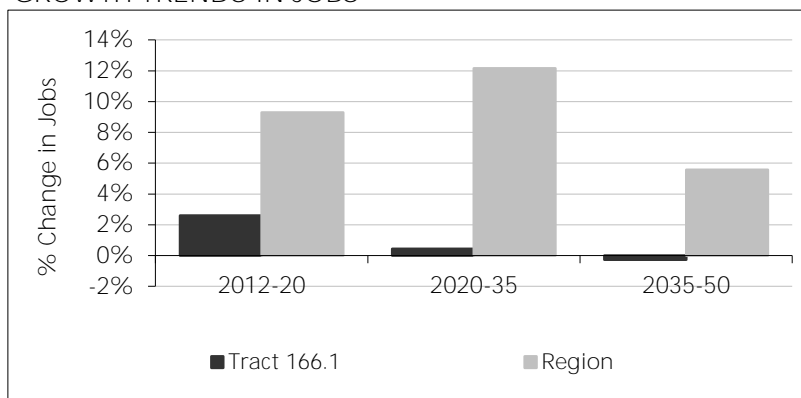
EMPLOYMENT

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

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	341	341	341	341	0	0%
Developed Acres	341	341	341	341	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	159	159	159	159	0	0%
Multiple Family	24	24	24	24	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	13	13	13	13	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	58	58	58	58	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	87	87	87	87	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	0%
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	20.1	20.1	20.1	20.1	--	#VALUE!
Residential Density ⁴	8.2	8.2	8.2	8.2	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