

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 166.16

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,125	4,494	4,589	4,800	675	16%
Household Population	3,983	4,356	4,445	4,653	670	17%
Group Quarters Population	142	138	144	147	5	4%
Civilian	142	138	144	147	5	4%
Military	0	0	0	0	0	0%
Total Housing Units	1,428	1,534	1,549	1,667	239	17%
Single Family	1,071	1,115	1,104	1,122	51	5%
Multiple Family	224	286	312	412	188	84%
Mobile Homes	133	133	133	133	0	0%
Occupied Housing Units	1,377	1,486	1,511	1,598	221	16%
Single Family	1,025	1,071	1,069	1,079	54	5%
Multiple Family	219	282	310	391	172	79%
Mobile Homes	133	133	132	128	-5	-4%
Vacancy Rate	3.6%	3.1%	2.5%	4.1%	0.5	14%
Single Family	4.3%	3.9%	3.2%	3.8%	-0.5	-12%
Multiple Family	2.2%	1.4%	0.6%	5.1%	2.9	132%
Mobile Homes	0.0%	0.0%	0.8%	3.8%	3.8	0%
Persons per Household	2.89	2.93	2.94	2.91	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	52	95	84	76	24	46%
\$15,000-\$29,999	239	187	172	152	-87	-36%
\$30,000-\$44,999	245	230	194	199	-46	-19%
\$45,000-\$59,999	228	219	224	223	-5	-2%
\$60,000-\$74,999	207	197	197	167	-40	-19%
\$75,000-\$99,999	236	223	210	266	30	13%
\$100,000-\$124,999	104	105	164	181	77	74%
\$125,000-\$149,999	53	91	90	95	42	79%
\$150,000-\$199,999	0	116	117	126	126	0%
\$200,000 or more	13	23	59	113	100	769%
Total Households	1,377	1,486	1,511	1,598	221	16%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,033	\$60,914	\$66,206	\$73,383	\$18,350	33%

*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.

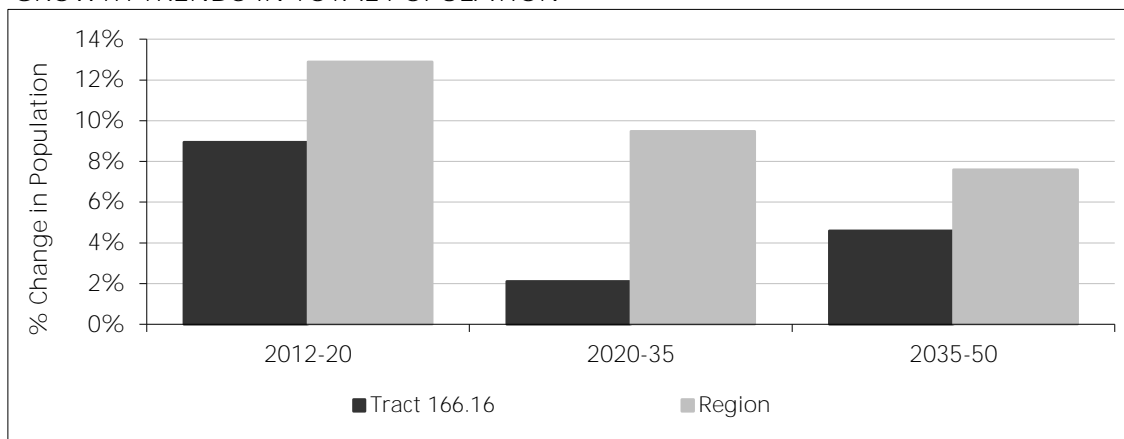
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,125	4,494	4,589	4,800	675	16%
Under 5	297	369	318	374	77	26%
5 to 9	258	303	273	307	49	19%
10 to 14	305	303	317	326	21	7%
15 to 17	189	171	187	169	-20	-11%
18 to 19	104	74	86	73	-31	-30%
20 to 24	272	259	252	216	-56	-21%
25 to 29	286	304	255	271	-15	-5%
30 to 34	253	269	213	260	7	3%
35 to 39	265	324	269	300	35	13%
40 to 44	235	231	250	217	-18	-8%
45 to 49	251	226	255	215	-36	-14%
50 to 54	331	284	310	276	-55	-17%
55 to 59	279	300	253	289	10	4%
60 to 61	93	120	96	112	19	20%
62 to 64	148	189	156	186	38	26%
65 to 69	165	241	230	252	87	53%
70 to 74	106	182	220	195	89	84%
75 to 79	92	128	238	214	122	133%
80 to 84	80	87	187	193	113	141%
85 and over	116	130	224	355	239	206%
Median Age	36.9	38.0	42.5	42.4	5.5	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,125	4,494	4,589	4,800	675	16%
Hispanic	768	936	1,060	1,202	434	57%
Non-Hispanic	3,357	3,558	3,529	3,598	241	7%
White	2,868	3,004	2,869	2,847	-21	-1%
Black	92	105	112	120	28	30%
American Indian	26	21	13	8	-18	-69%
Asian	201	237	317	377	176	88%
Hawaiian / Pacific Islander	17	18	19	21	4	24%
Other	6	7	7	7	1	17%
Two or More Races	147	166	192	218	71	48%

GROWTH TRENDS IN TOTAL POPULATION



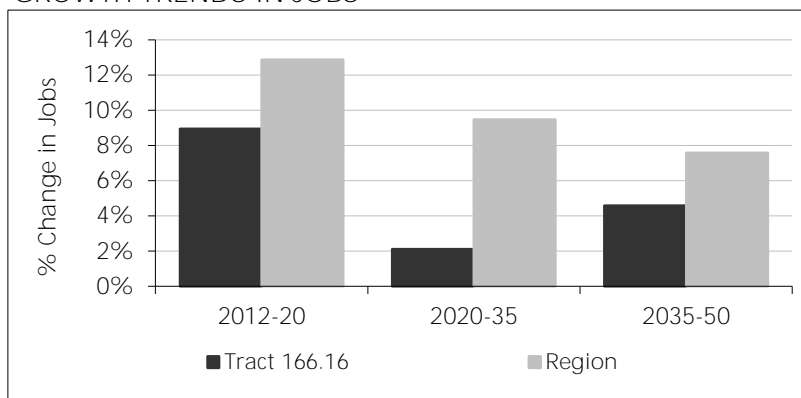
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,201	2,805	2,885	2,887	686	31%
Civilian Jobs	2,201	2,805	2,885	2,887	686	31%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	601	601	601	601	0	0%
Developed Acres	520	570	574	584	64	12%
Low Density Single Family	0	0	0	0	0	0%
Single Family	230	240	238	241	10	4%
Multiple Family	11	16	18	26	14	130%
Mobile Homes	10	10	10	10	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	53	91	91	91	38	71%
Commercial/Services	51	47	51	51	0	0%
Office	1	1	1	1	0	18%
Schools	12	12	12	12	0	0%
Roads and Freeways	122	123	123	123	1	1%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	28	28	28	28	0	0%
Vacant Developable Acres	68	18	14	4	-64	-94%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	8	8	0	-18	-100%
Multiple Family	4	3	3	0	-3	-89%
Mixed Use	0	0	0	0	0	0%
Industrial	39	1	1	1	-39	-98%
Commercial/Services	4	4	0	0	-4	-100%
Office	0	0	0	0	0	-50%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	13	13	13	13	0	0%
Employment Density ³	18.8	18.6	18.6	18.6	-0.2	-1%
Residential Density ⁴	5.6	5.7	5.8	6.0	0.4	6%

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