

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.17

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,133	4,217	4,243	4,219	86	2%
Household Population	4,133	4,217	4,243	4,219	86	2%
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	2,017	2,017	2,017	2,017	0	0%
Single Family	1,165	1,165	1,165	1,165	0	0%
Multiple Family	852	852	852	852	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,877	1,876	1,882	1,882	5	0%
Single Family	1,136	1,134	1,140	1,140	4	0%
Multiple Family	741	742	742	742	1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.9%	7.0%	6.7%	6.7%	-0.2	-3%
Single Family	2.5%	2.7%	2.1%	2.1%	-0.4	-16%
Multiple Family	13.0%	12.9%	12.9%	12.9%	-0.1	-1%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.20	2.25	2.25	2.24	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	212	110	88	62	-150	-71%
\$15,000-\$29,999	250	233	188	169	-81	-32%
\$30,000-\$44,999	414	265	260	215	-199	-48%
\$45,000-\$59,999	333	268	247	210	-123	-37%
\$60,000-\$74,999	261	257	214	252	-9	-3%
\$75,000-\$99,999	208	262	337	339	131	63%
\$100,000-\$124,999	105	196	211	210	105	100%
\$125,000-\$149,999	41	113	134	142	101	246%
\$150,000-\$199,999	48	141	131	171	123	256%
\$200,000 or more	5	31	72	112	107	2140%
Total Households	1,877	1,876	1,882	1,882	5	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$47,815	\$63,619	\$71,075	\$77,434	\$29,619	62%

*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.

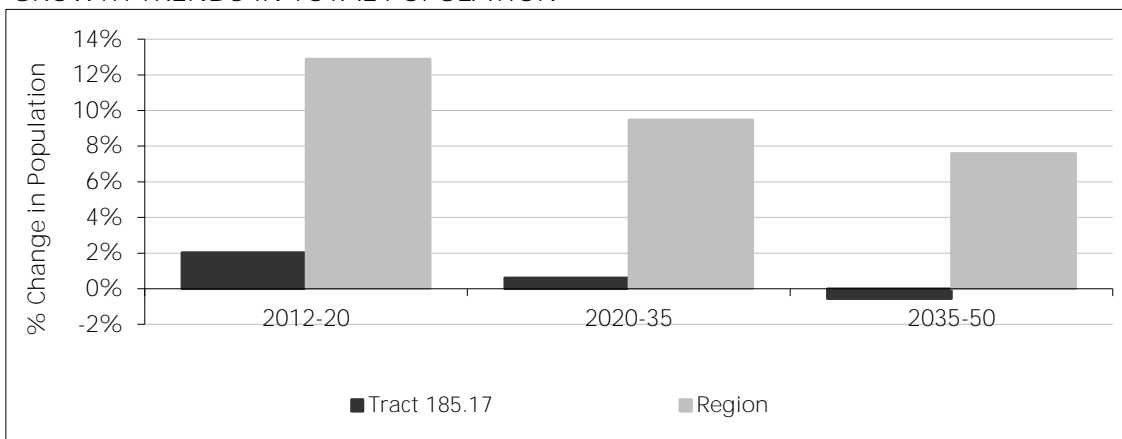
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,133	4,217	4,243	4,219	86	2%
Under 5	287	328	294	298	11	4%
5 to 9	189	198	193	197	8	4%
10 to 14	186	175	173	177	-9	-5%
15 to 17	105	90	88	91	-14	-13%
18 to 19	82	57	60	55	-27	-33%
20 to 24	341	311	284	269	-72	-21%
25 to 29	427	427	350	358	-69	-16%
30 to 34	354	351	321	332	-22	-6%
35 to 39	254	274	262	247	-7	-3%
40 to 44	258	231	267	231	-27	-10%
45 to 49	203	172	178	166	-37	-18%
50 to 54	254	221	223	229	-25	-10%
55 to 59	225	224	189	227	2	1%
60 to 61	87	98	72	73	-14	-16%
62 to 64	147	166	133	142	-5	-3%
65 to 69	223	288	265	274	51	23%
70 to 74	162	247	304	269	107	66%
75 to 79	125	151	239	188	63	50%
80 to 84	108	98	185	176	68	63%
85 and over	116	110	163	220	104	90%
Median Age	36.9	38.1	41.8	41.9	5.0	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,133	4,217	4,243	4,219	86	2%
Hispanic	1,318	1,553	1,863	2,155	837	64%
Non-Hispanic	2,815	2,664	2,380	2,064	-751	-27%
White	2,194	2,025	1,682	1,353	-841	-38%
Black	175	163	104	44	-131	-75%
American Indian	15	15	15	15	0	0%
Asian	249	270	358	409	160	64%
Hawaiian / Pacific Islander	43	42	39	41	-2	-5%
Other	16	17	20	20	4	25%
Two or More Races	123	132	162	182	59	48%

GROWTH TRENDS IN TOTAL POPULATION



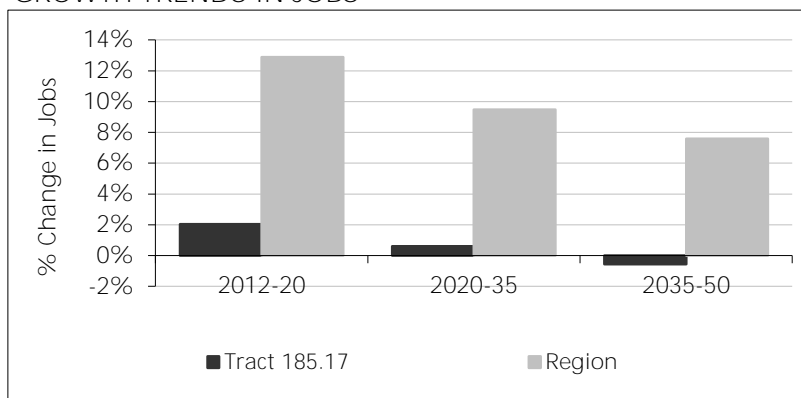
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,615	2,010	2,048	2,048	433	27%
Civilian Jobs	1,615	2,010	2,048	2,048	433	27%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	491	491	491	491	0	0%
Developed Acres	465	477	477	477	12	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	150	150	150	150	0	0%
Multiple Family	64	64	64	64	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	2	10	10	10	8	370%
Office	0	0	0	0	0	0%
Schools	121	121	121	121	0	0%
Roads and Freeways	109	109	109	109	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	19	23	23	23	4	21%
Vacant Developable Acres	12	0	0	0	-12	-100%
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	8	0	0	0	-8	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	4	0	0	0	-4	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	14	14	14	14	0	0%
Employment Density ³	13.1	15.4	15.7	15.7	2.5	19%
Residential Density ⁴	9.4	9.4	9.4	9.4	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