

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 186.14

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,496	6,615	6,664	6,637	141	2%
Household Population	6,496	6,615	6,664	6,637	141	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	2,658	2,658	2,658	2,658	0	0%
Single Family	572	572	572	572	0	0%
Multiple Family	1,090	1,090	1,090	1,090	0	0%
Mobile Homes	996	996	996	996	0	0%
Occupied Housing Units	2,405	2,401	2,415	2,418	13	1%
Single Family	353	348	360	384	31	9%
Multiple Family	1,063	1,061	1,067	1,064	1	0%
Mobile Homes	989	992	988	970	-19	-2%
Vacancy Rate	9.5%	9.7%	9.1%	9.0%	-0.5	-5%
Single Family	38.3%	39.2%	37.1%	32.9%	-5.4	-14%
Multiple Family	2.5%	2.7%	2.1%	2.4%	-0.1	-4%
Mobile Homes	0.7%	0.4%	0.8%	2.6%	1.9	271%
Persons per Household	2.70	2.76	2.76	2.74	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	330	249	218	167	-163	-49%
\$15,000-\$29,999	491	325	292	260	-231	-47%
\$30,000-\$44,999	381	304	280	253	-128	-34%
\$45,000-\$59,999	472	523	483	358	-114	-24%
\$60,000-\$74,999	220	279	287	407	187	85%
\$75,000-\$99,999	339	260	288	338	-1	0%
\$100,000-\$124,999	73	188	233	223	150	205%
\$125,000-\$149,999	12	140	140	146	134	1117%
\$150,000-\$199,999	68	128	183	233	165	243%
\$200,000 or more	19	5	11	33	14	74%
Total Households	2,405	2,401	2,415	2,418	13	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.

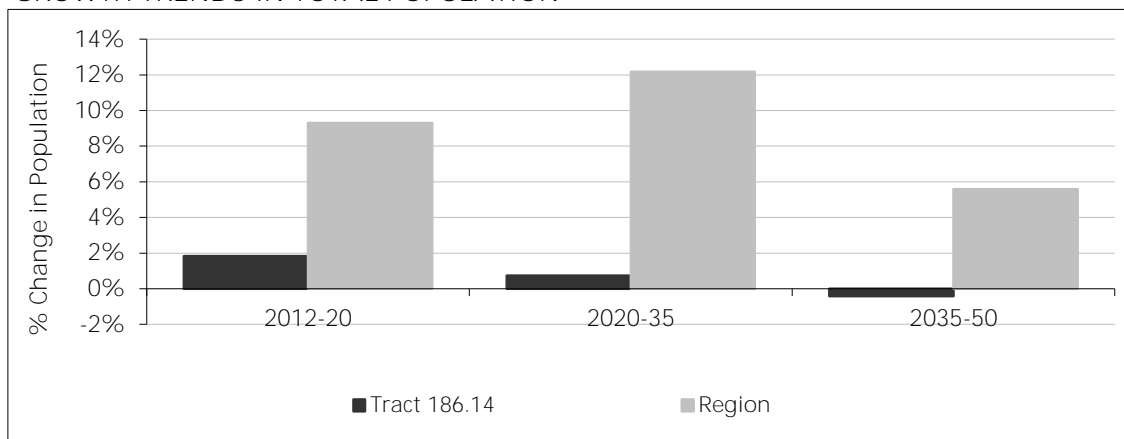
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,496	6,615	6,664	6,637	141	2%
Under 5	875	946	800	776	-99	-11%
5 to 9	394	407	411	407	13	3%
10 to 14	321	308	316	332	11	3%
15 to 17	198	172	172	182	-16	-8%
18 to 19	180	137	135	136	-44	-24%
20 to 24	492	469	415	412	-80	-16%
25 to 29	540	565	474	460	-80	-15%
30 to 34	403	405	405	390	-13	-3%
35 to 39	326	343	357	318	-8	-2%
40 to 44	326	297	371	325	-1	0%
45 to 49	300	277	299	313	13	4%
50 to 54	404	371	370	410	6	1%
55 to 59	322	320	273	332	10	3%
60 to 61	106	117	87	94	-12	-11%
62 to 64	186	206	167	184	-2	-1%
65 to 69	276	341	307	312	36	13%
70 to 74	241	343	383	314	73	30%
75 to 79	207	228	348	263	56	27%
80 to 84	174	153	272	255	81	47%
85 and over	225	210	302	422	197	88%
Median Age	33.1	33.7	37.9	38.5	5.4	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,496	6,615	6,664	6,637	141	2%
Hispanic	2,859	3,256	3,720	4,115	1,256	44%
Non-Hispanic	3,637	3,359	2,944	2,522	-1,115	-31%
White	2,499	2,226	1,760	1,357	-1,142	-46%
Black	281	253	153	60	-221	-79%
American Indian	47	42	38	34	-13	-28%
Asian	414	434	552	605	191	46%
Hawaiian / Pacific Islander	107	105	94	93	-14	-13%
Other	14	14	15	15	1	7%
Two or More Races	275	285	332	358	83	30%

GROWTH TRENDS IN TOTAL POPULATION



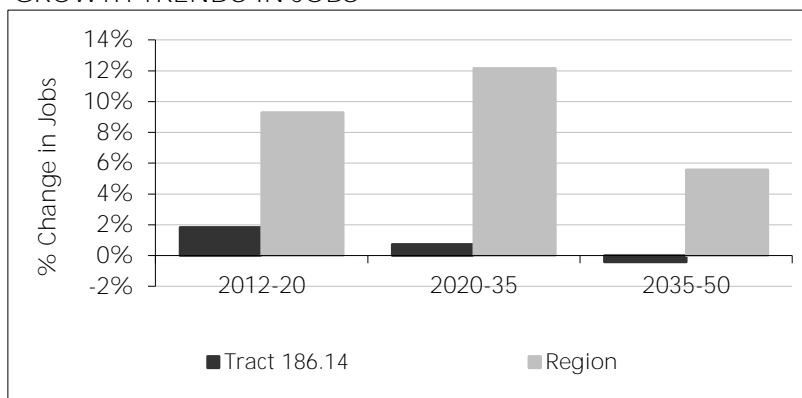
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	536	536	536	536	0	0%
Civilian Jobs	536	536	536	536	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	417	417	417	417	0	0%
Developed Acres	57	57	57	57	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	30	30	30	30	0	0%
Multiple Family	8	8	8	8	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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	19	19	19	19	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	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	360	360	360	360	0	0%
Employment Density ³	--	--	--	--	--	--
Residential Density ⁴	70.0	70.0	70.0	70.0	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