

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 186.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,390	4,036	4,087	4,056	666	20%
Household Population	3,306	3,954	3,990	3,947	641	19%
Group Quarters Population	84	82	97	109	25	30%
Civilian	84	82	97	109	25	30%
Military	0	0	0	0	0	0%
Total Housing Units	1,119	1,320	1,320	1,320	201	18%
Single Family	1,060	1,155	1,155	1,155	95	9%
Multiple Family	59	165	165	165	106	180%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,029	1,224	1,236	1,229	200	19%
Single Family	974	1,061	1,071	1,067	93	10%
Multiple Family	55	163	165	162	107	195%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.0%	7.3%	6.4%	6.9%	-1.1	-14%
Single Family	8.1%	8.1%	7.3%	7.6%	-0.5	-6%
Multiple Family	6.8%	1.2%	0.0%	1.8%	-5.0	-74%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.21	3.23	3.23	3.21	0.0	0%

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	26	45	42	35	9	35%
\$15,000-\$29,999	48	72	54	42	-6	-13%
\$30,000-\$44,999	45	116	98	86	41	91%
\$45,000-\$59,999	153	140	134	106	-47	-31%
\$60,000-\$74,999	245	93	105	116	-129	-53%
\$75,000-\$99,999	235	199	187	160	-75	-32%
\$100,000-\$124,999	148	188	174	167	19	13%
\$125,000-\$149,999	65	103	113	146	81	125%
\$150,000-\$199,999	55	145	172	174	119	216%
\$200,000 or more	9	123	157	197	188	2089%
Total Households	1,029	1,224	1,236	1,229	200	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,847	\$93,342	\$99,733	\$110,404	\$35,557	48%

*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.

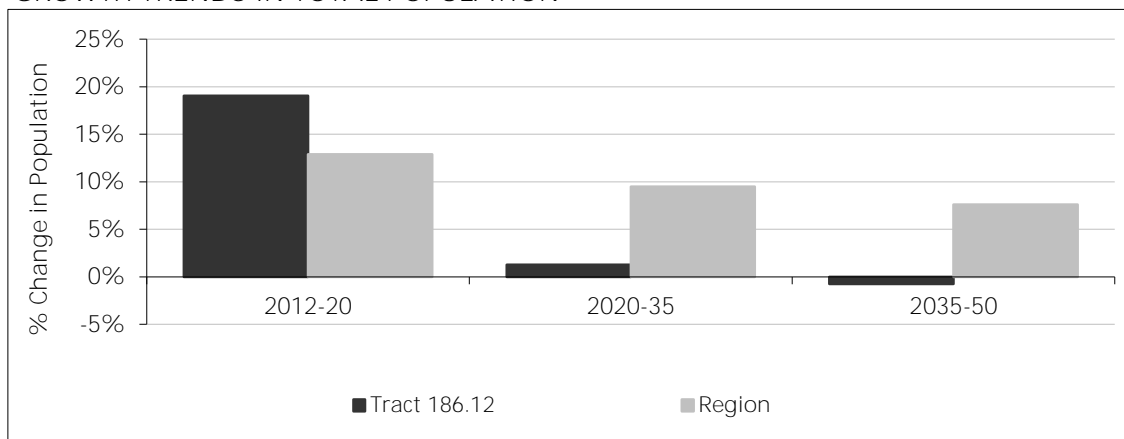
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,390	4,036	4,087	4,056	666	20%
Under 5	252	328	297	285	33	13%
5 to 9	217	264	244	243	26	12%
10 to 14	182	201	205	200	18	10%
15 to 17	138	137	142	140	2	1%
18 to 19	99	78	81	69	-30	-30%
20 to 24	255	287	253	237	-18	-7%
25 to 29	277	346	298	290	13	5%
30 to 34	240	287	263	268	28	12%
35 to 39	192	244	251	228	36	19%
40 to 44	262	277	324	277	15	6%
45 to 49	241	250	269	271	30	12%
50 to 54	324	335	342	346	22	7%
55 to 59	209	254	207	247	38	18%
60 to 61	56	81	58	61	5	9%
62 to 64	76	106	101	116	40	53%
65 to 69	123	197	189	192	69	56%
70 to 74	97	173	223	202	105	108%
75 to 79	67	95	168	148	81	121%
80 to 84	36	42	90	116	80	222%
85 and over	47	54	82	120	73	155%
Median Age	35.9	36.8	40.1	41.2	5.3	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,390	4,036	4,087	4,056	666	20%
Hispanic	1,281	1,735	2,047	2,306	1,025	80%
Non-Hispanic	2,109	2,301	2,040	1,750	-359	-17%
White	1,515	1,607	1,311	1,033	-482	-32%
Black	191	204	129	54	-137	-72%
American Indian	17	17	16	16	-1	-6%
Asian	197	245	320	355	158	80%
Hawaiian / Pacific Islander	40	45	43	45	5	13%
Other	5	6	6	6	1	20%
Two or More Races	144	177	215	241	97	67%

GROWTH TRENDS IN TOTAL POPULATION



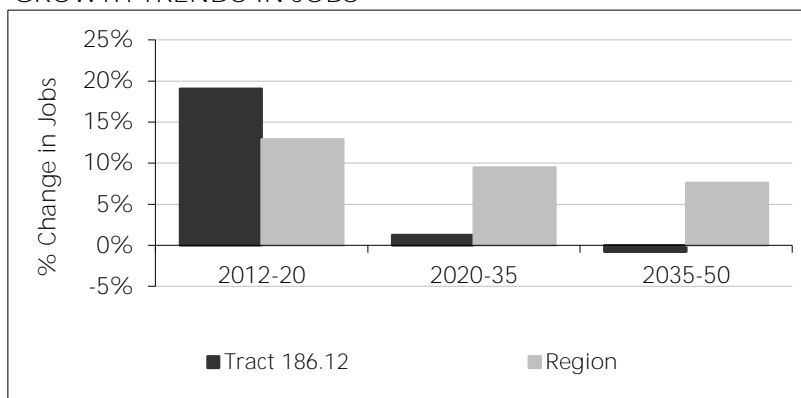
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	296	446	456	456	160	54%
Civilian Jobs	296	446	456	456	160	54%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,489	1,489	1,489	1,489	0	0%
Developed Acres	1,075	1,191	1,196	1,196	121	11%
Low Density Single Family	59	92	92	92	33	56%
Single Family	171	247	247	247	76	45%
Multiple Family	4	10	10	10	7	177%
Mobile Homes	0	0	0	0	0	0%
Other Residential	15	15	15	15	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	3	3	3	32729%
Commercial/Services	17	17	17	17	0	0%
Office	0	0	0	0	0	0%
Schools	65	65	65	65	0	0%
Roads and Freeways	117	117	117	117	0	0%
Agricultural and Extractive ²	470	470	472	472	2	0%
Parks and Military Use	159	159	159	159	0	0%
Vacant Developable Acres	143	27	22	22	-121	-84%
Low Density Single Family	57	24	22	22	-35	-61%
Single Family	76	0	0	0	-76	-100%
Multiple Family	7	0	0	0	-7	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	0	0	-3	-100%
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	271	271	271	271	0	0%
Employment Density ³	3.6	5.5	5.4	5.4	1.8	48%
Residential Density ⁴	4.5	3.6	3.6	3.6	-0.9	-20%

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