

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.18

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,189	3,244	3,291	3,266	77	2%
Household Population	3,182	3,244	3,291	3,266	84	3%
Group Quarters Population	7	0	0	0	-7	-100%
Civilian	7	0	0	0	-7	-100%
Military	0	0	0	0	0	0%
Total Housing Units	850	850	850	850	0	0%
Single Family	680	680	680	680	0	0%
Multiple Family	170	170	170	170	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	825	824	834	833	8	1%
Single Family	656	654	664	664	8	1%
Multiple Family	169	170	170	169	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	3.1%	1.9%	2.0%	-0.9	-31%
Single Family	3.5%	3.8%	2.4%	2.4%	-1.1	-31%
Multiple Family	0.6%	0.0%	0.0%	0.6%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.86	3.94	3.95	3.92	0.1	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	0	52	40	31	31	0%
\$15,000-\$29,999	137	102	88	63	-74	-54%
\$30,000-\$44,999	172	93	95	100	-72	-42%
\$45,000-\$59,999	137	149	152	120	-17	-12%
\$60,000-\$74,999	115	108	85	94	-21	-18%
\$75,000-\$99,999	125	132	122	147	22	18%
\$100,000-\$124,999	86	72	110	113	27	31%
\$125,000-\$149,999	16	47	58	58	42	263%
\$150,000-\$199,999	15	65	76	80	65	433%
\$200,000 or more	22	4	8	27	5	23%
Total Households	825	824	834	833	8	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$56,332	\$62,222	\$67,412	\$76,446	\$20,114	36%

*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.

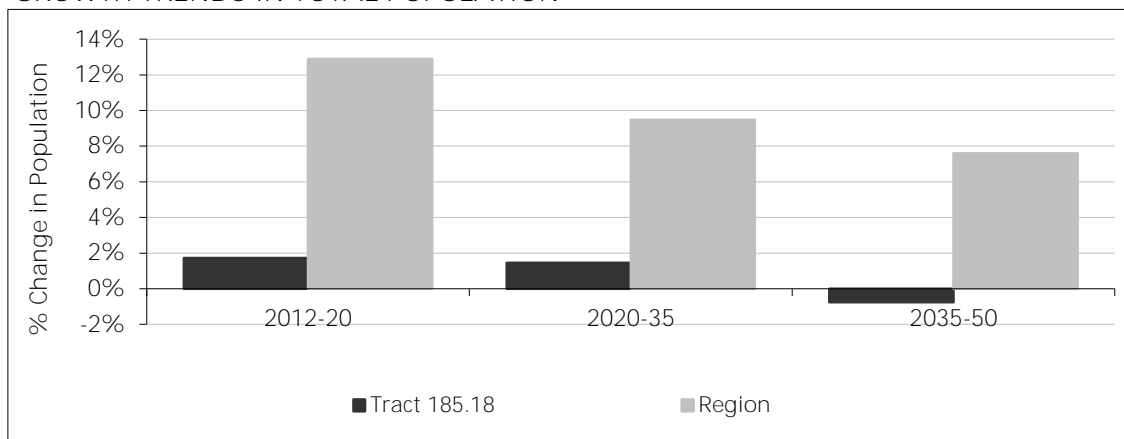
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,189	3,244	3,291	3,266	77	2%
Under 5	246	283	245	227	-19	-8%
5 to 9	225	228	227	217	-8	-4%
10 to 14	233	219	222	218	-15	-6%
15 to 17	139	123	113	119	-20	-14%
18 to 19	106	86	82	84	-22	-21%
20 to 24	308	295	249	238	-70	-23%
25 to 29	259	282	237	228	-31	-12%
30 to 34	254	256	248	231	-23	-9%
35 to 39	226	233	258	226	0	0%
40 to 44	252	224	279	244	-8	-3%
45 to 49	197	184	190	197	0	0%
50 to 54	209	189	182	194	-15	-7%
55 to 59	147	160	138	178	31	21%
60 to 61	53	67	61	70	17	32%
62 to 64	68	83	81	90	22	32%
65 to 69	70	97	113	118	48	69%
70 to 74	61	88	114	103	42	69%
75 to 79	54	64	113	105	51	94%
80 to 84	42	42	76	87	45	107%
85 and over	40	41	63	92	52	130%
Median Age	31.5	32.1	35.4	36.6	5.1	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,189	3,244	3,291	3,266	77	2%
Hispanic	1,997	2,183	2,392	2,519	522	26%
Non-Hispanic	1,192	1,061	899	747	-445	-37%
White	806	690	523	386	-420	-52%
Black	85	74	43	18	-67	-79%
American Indian	12	11	12	11	-1	-8%
Asian	129	130	161	168	39	30%
Hawaiian / Pacific Islander	68	63	55	53	-15	-22%
Other	0	0	0	0	0	0%
Two or More Races	92	93	105	111	19	21%

GROWTH TRENDS IN TOTAL POPULATION



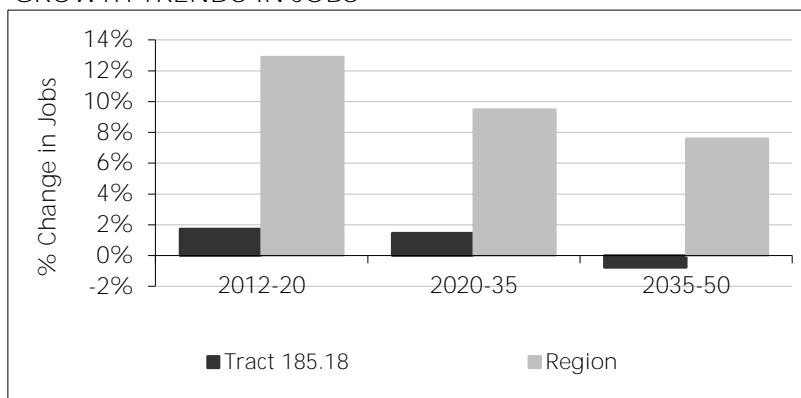
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,874	3,185	3,185	3,185	311	11%
Civilian Jobs	2,874	3,185	3,185	3,185	311	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	242	242	242	242	0	0%
Developed Acres	238	242	242	242	4	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	113	113	113	113	0	0%
Multiple Family	6	6	6	6	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	57	57	57	57	0	0%
Office	0	4	4	4	4	--
Schools	0	0	0	0	0	0%
Roads and Freeways	62	62	62	62	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	4	0	0	0	-4	-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	0	0	0	0	0	0%
Office	4	0	0	0	-4	-100%
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	50.2	52.1	52.1	52.1	2.0	4%
Residential Density ⁴	7.1	7.1	7.1	7.1	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