

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 186.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,182	3,238	3,244	3,195	13	0%
Household Population	3,182	3,238	3,244	3,195	13	0%
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	1,091	1,091	1,091	1,091	0	0%
Single Family	596	596	596	596	0	0%
Multiple Family	292	292	292	292	0	0%
Mobile Homes	203	203	203	203	0	0%
Occupied Housing Units	1,086	1,083	1,088	1,076	-10	-1%
Single Family	592	589	595	590	-2	0%
Multiple Family	292	291	292	292	0	0%
Mobile Homes	202	203	201	194	-8	-4%
Vacancy Rate	0.5%	0.7%	0.3%	1.4%	0.9	180%
Single Family	0.7%	1.2%	0.2%	1.0%	0.3	43%
Multiple Family	0.0%	0.3%	0.0%	0.0%	0.0	0%
Mobile Homes	0.5%	0.0%	1.0%	4.4%	3.9	780%
Persons per Household	2.93	2.99	2.98	2.97	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	36	66	57	35	-1	-3%
\$15,000-\$29,999	34	112	84	82	48	141%
\$30,000-\$44,999	141	131	127	115	-26	-18%
\$45,000-\$59,999	138	145	106	106	-32	-23%
\$60,000-\$74,999	109	107	147	126	17	16%
\$75,000-\$99,999	200	208	197	184	-16	-8%
\$100,000-\$124,999	132	127	135	136	4	3%
\$125,000-\$149,999	102	68	71	108	6	6%
\$150,000-\$199,999	105	83	99	96	-9	-9%
\$200,000 or more	89	36	65	88	-1	-1%
Total Households	1,086	1,083	1,088	1,076	-10	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$85,625	\$72,266	\$77,919	\$85,054	(\$571)	-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.

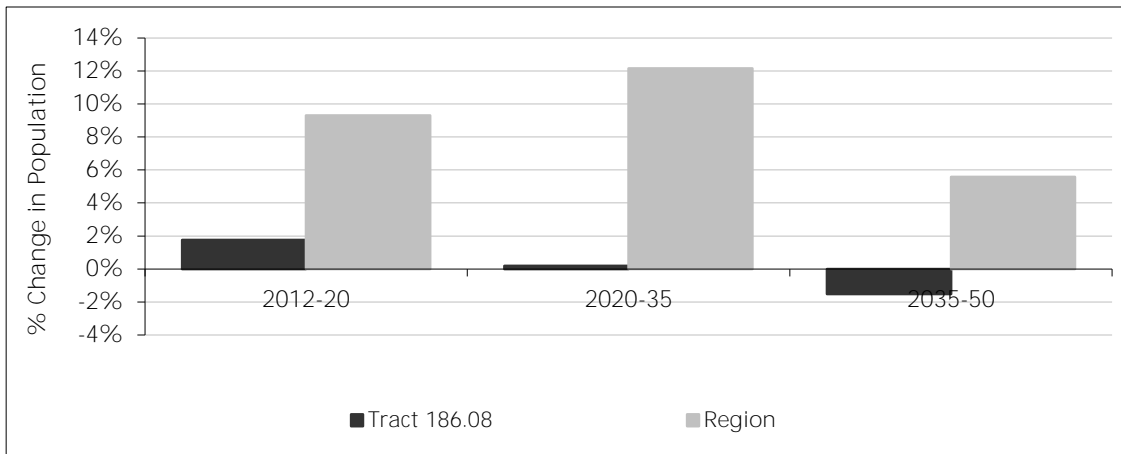
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,182	3,238	3,244	3,195	13	0%
Under 5	269	298	246	241	-28	-10%
5 to 9	194	202	189	192	-2	-1%
10 to 14	177	166	174	168	-9	-5%
15 to 17	128	104	114	112	-16	-13%
18 to 19	76	57	56	46	-30	-39%
20 to 24	193	189	164	158	-35	-18%
25 to 29	183	188	146	145	-38	-21%
30 to 34	221	215	185	178	-43	-19%
35 to 39	207	229	217	207	0	0%
40 to 44	243	220	251	224	-19	-8%
45 to 49	219	189	195	186	-33	-15%
50 to 54	242	205	205	198	-44	-18%
55 to 59	203	219	194	236	33	16%
60 to 61	68	85	76	91	23	34%
62 to 64	102	120	109	124	22	22%
65 to 69	118	163	158	168	50	42%
70 to 74	86	129	151	126	40	47%
75 to 79	79	98	158	135	56	71%
80 to 84	88	79	136	103	15	17%
85 and over	86	83	120	157	71	83%
Median Age	38.6	39.4	42.6	43.4	4.8	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,182	3,238	3,244	3,195	13	0%
Hispanic	806	953	1,134	1,303	497	62%
Non-Hispanic	2,376	2,285	2,110	1,892	-484	-20%
White	1,509	1,396	1,149	921	-588	-39%
Black	257	239	151	63	-194	-75%
American Indian	11	10	13	13	2	18%
Asian	328	358	475	538	210	64%
Hawaiian / Pacific Islander	68	66	60	62	-6	-9%
Other	10	11	12	12	2	20%
Two or More Races	193	205	250	283	90	47%

GROWTH TRENDS IN TOTAL POPULATION



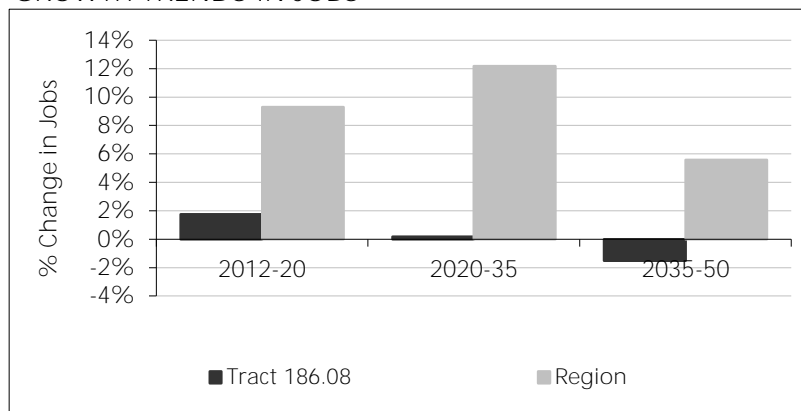
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	122	122	122	122	0	0%
Civilian Jobs	122	122	122	122	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,165	1,165	1,165	1,165	0	0%
Developed Acres	547	547	547	547	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	102	102	102	102	0	0%
Multiple Family	21	21	21	21	0	0%
Mobile Homes	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	46	46	46	46	0	0%
Commercial/Services	150	150	150	150	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	53	53	53	53	0	0%
Agricultural and Extractive ²	117	117	117	117	0	0%
Parks and Military Use	28	28	28	28	0	0%
Vacant Developable Acres	4	4	4	4	0	0%
Low Density Single Family	4	4	4	4	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	613	613	613	613	0	0%
Employment Density ³	0.6	0.6	0.6	0.6	0.0	0%
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 residential acre (single family, multiple