

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 186.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,847	6,907	7,671	7,756	909	13%
Household Population	6,625	6,692	7,439	7,512	887	13%
Group Quarters Population	222	215	232	244	22	10%
Civilian	222	215	232	244	22	10%
Military	0	0	0	0	0	0%
Total Housing Units	2,361	2,363	2,534	2,566	205	9%
Single Family	778	778	778	778	0	0%
Multiple Family	1,583	1,585	1,756	1,788	205	13%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,140	2,114	2,308	2,338	198	9%
Single Family	664	656	669	666	2	0%
Multiple Family	1,476	1,458	1,639	1,672	196	13%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.4%	10.5%	8.9%	8.9%	-0.5	-5%
Single Family	14.7%	15.7%	14.0%	14.4%	-0.3	-2%
Multiple Family	6.8%	8.0%	6.7%	6.5%	-0.3	-4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.10	3.17	3.22	3.21	0.1	4%

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	253	222	205	171	-82	-32%
\$15,000-\$29,999	371	315	314	300	-71	-19%
\$30,000-\$44,999	395	330	272	266	-129	-33%
\$45,000-\$59,999	253	343	436	393	140	55%
\$60,000-\$74,999	276	219	224	227	-49	-18%
\$75,000-\$99,999	255	250	267	318	63	25%
\$100,000-\$124,999	111	157	232	219	108	97%
\$125,000-\$149,999	90	124	128	141	51	57%
\$150,000-\$199,999	84	148	204	217	133	158%
\$200,000 or more	52	6	26	86	34	65%
Total Households	2,140	2,114	2,308	2,338	198	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,024	\$53,309	\$57,489	\$62,577	\$14,553	30%

*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.

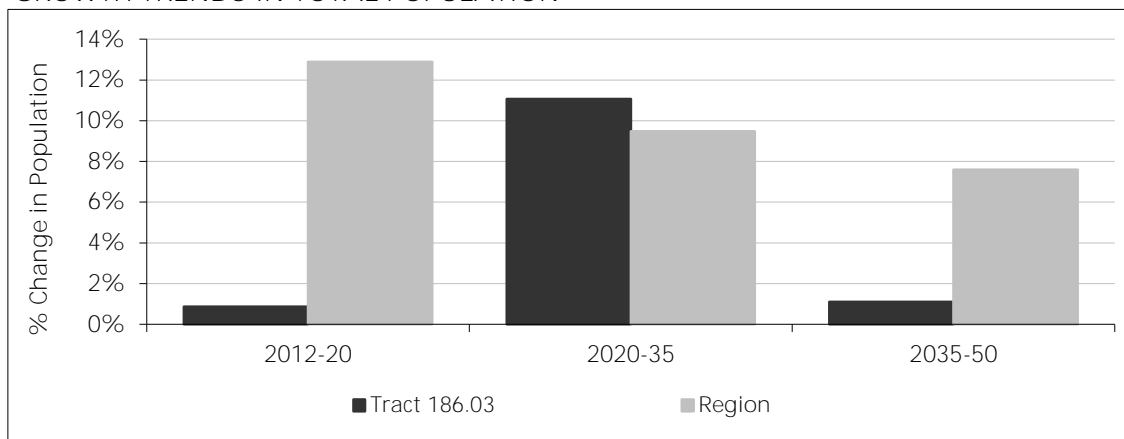
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,847	6,907	7,671	7,756	909	13%
Under 5	828	882	836	790	-38	-5%
5 to 9	424	429	475	459	35	8%
10 to 14	455	424	463	474	19	4%
15 to 17	323	277	293	307	-16	-5%
18 to 19	215	169	170	176	-39	-18%
20 to 24	676	629	590	573	-103	-15%
25 to 29	614	638	592	566	-48	-8%
30 to 34	564	555	603	566	2	0%
35 to 39	439	450	540	475	36	8%
40 to 44	406	360	489	430	24	6%
45 to 49	389	350	396	418	29	7%
50 to 54	408	391	412	484	76	19%
55 to 59	298	340	331	450	152	51%
60 to 61	107	134	138	167	60	56%
62 to 64	112	148	171	199	87	78%
65 to 69	183	250	335	354	171	93%
70 to 74	130	188	275	249	119	92%
75 to 79	119	137	262	254	135	113%
80 to 84	98	95	197	221	123	126%
85 and over	59	61	103	144	85	144%
Median Age	29.1	30.0	33.5	34.7	5.6	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,847	6,907	7,671	7,756	909	13%
Hispanic	4,303	4,674	5,654	6,109	1,806	42%
Non-Hispanic	2,544	2,233	2,017	1,647	-897	-35%
White	1,669	1,418	1,187	897	-772	-46%
Black	328	283	183	71	-257	-78%
American Indian	47	40	38	31	-16	-34%
Asian	189	189	255	276	87	46%
Hawaiian / Pacific Islander	77	73	72	73	-4	-5%
Other	18	17	19	19	1	6%
Two or More Races	216	213	263	280	64	30%

GROWTH TRENDS IN TOTAL POPULATION



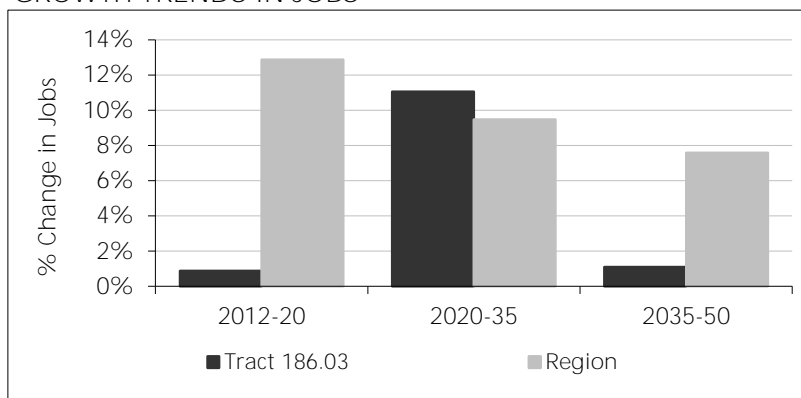
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,190	3,835	3,985	4,084	894	28%
Civilian Jobs	3,190	3,835	3,985	4,084	894	28%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,252	1,252	1,252	1,252	0	0%
Developed Acres	555	571	580	583	28	5%
Low Density Single Family	13	13	13	13	0	0%
Single Family	96	96	89	88	-8	-9%
Multiple Family	71	71	81	82	11	16%
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	16	31	33	33	18	114%
Commercial/Services	85	85	85	85	1	1%
Office	0	0	5	6	6	--
Schools	63	63	63	63	0	0%
Roads and Freeways	204	204	204	204	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	30	14	5	2	-28	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	0%
Multiple Family	3	3	0	0	-3	-98%
Mixed Use	0	0	0	0	0	0%
Industrial	18	2	1	0	-18	-99%
Commercial/Services	1	1	1	0	-1	-59%
Office	6	6	2	0	-6	-98%
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	667	667	667	667	0	0%
Employment Density ³	19.6	21.5	21.5	21.7	2.2	11%
Residential Density ⁴	13.1	13.1	13.8	14.0	0.9	7%

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