

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 86

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,906	7,448	8,581	12,499	5,593	81%
Household Population	6,904	7,447	8,579	12,497	5,593	81%
Group Quarters Population	2	1	2	2	0	0%
Civilian	2	1	2	2	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,017	2,183	2,494	3,594	1,577	78%
Single Family	1,132	1,298	1,609	1,736	604	53%
Multiple Family	665	665	665	1,638	973	146%
Mobile Homes	220	220	220	220	0	0%
Occupied Housing Units	1,978	2,131	2,446	3,518	1,540	78%
Single Family	1,113	1,278	1,592	1,717	604	54%
Multiple Family	645	633	635	1,587	942	146%
Mobile Homes	220	220	219	214	-6	-3%
Vacancy Rate	1.9%	2.4%	1.9%	2.1%	0.2	11%
Single Family	1.7%	1.5%	1.1%	1.1%	-0.6	-35%
Multiple Family	3.0%	4.8%	4.5%	3.1%	0.1	3%
Mobile Homes	0.0%	0.0%	0.5%	2.7%	2.7	0%
Persons per Household	3.49	3.49	3.51	3.55	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	166	151	141	154	-12	-7%
\$15,000-\$29,999	378	319	311	397	19	5%
\$30,000-\$44,999	427	289	369	537	110	26%
\$45,000-\$59,999	351	356	349	438	87	25%
\$60,000-\$74,999	207	334	342	483	276	133%
\$75,000-\$99,999	228	327	407	617	389	171%
\$100,000-\$124,999	112	161	256	388	276	246%
\$125,000-\$149,999	29	71	93	220	191	659%
\$150,000-\$199,999	43	94	120	169	126	293%
\$200,000 or more	37	29	58	115	78	211%
Total Households	1,978	2,131	2,446	3,518	1,540	78%
Median Household Income						
Adjusted for inflation (\$2010)	\$45,769	\$57,914	\$62,325	\$67,236	\$21,467	47%

*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.

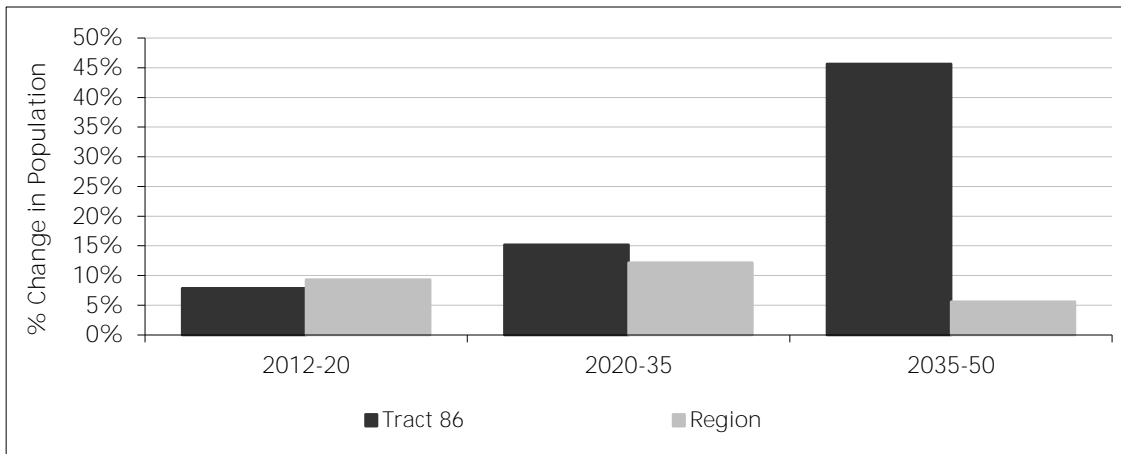
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,906	7,448	8,581	12,499	5,593	81%
Under 5	451	556	562	761	310	69%
5 to 9	554	617	705	985	431	78%
10 to 14	518	519	625	906	388	75%
15 to 17	308	287	341	498	190	62%
18 to 19	247	199	224	328	81	33%
20 to 24	585	590	575	838	253	43%
25 to 29	586	657	593	840	254	43%
30 to 34	573	597	649	885	312	54%
35 to 39	493	541	630	819	326	66%
40 to 44	499	476	658	824	325	65%
45 to 49	444	434	508	739	295	66%
50 to 54	391	393	450	694	303	77%
55 to 59	388	430	430	756	368	95%
60 to 61	103	134	133	217	114	111%
62 to 64	173	222	246	382	209	121%
65 to 69	176	269	362	557	381	216%
70 to 74	118	180	243	314	196	166%
75 to 79	102	126	234	309	207	203%
80 to 84	85	89	186	318	233	274%
85 and over	112	132	227	529	417	372%
Median Age	31.8	32.5	35.1	36.3	4.5	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,906	7,448	8,581	12,499	5,593	81%
Hispanic	3,635	4,233	5,205	7,950	4,315	119%
Non-Hispanic	3,271	3,215	3,376	4,549	1,278	39%
White	1,279	1,159	929	975	-304	-24%
Black	314	323	329	454	140	45%
American Indian	17	17	16	19	2	12%
Asian	1,404	1,454	1,795	2,635	1,231	88%
Hawaiian / Pacific Islander	39	43	55	91	52	133%
Other	30	23	18	25	-5	-17%
Two or More Races	188	196	234	350	162	86%

GROWTH TRENDS IN TOTAL POPULATION



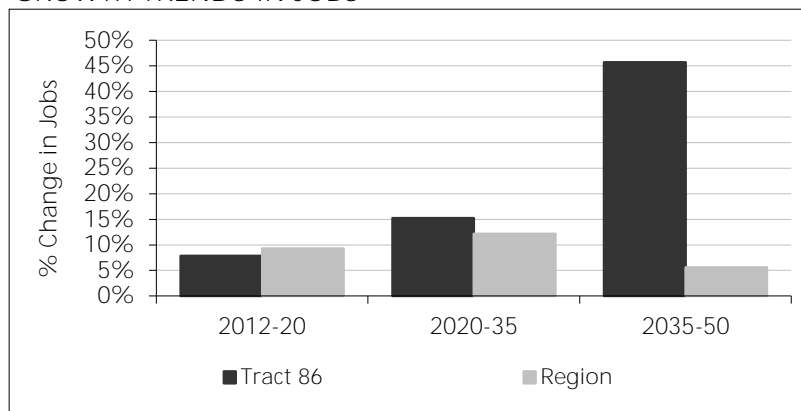
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	438	441	441	502	64	15%
Civilian Jobs	438	441	441	502	64	15%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	674	674	674	674	0	0%
Developed Acres	673	674	674	674	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	139	139	139	135	-4	-3%
Multiple Family	32	32	32	35	3	11%
Mobile Homes	31	31	31	31	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	5	5	--
Industrial	14	14	14	14	0	0%
Commercial/Services	33	33	33	29	-3	-10%
Office	0	0	0	0	0	0%
Schools	37	37	37	37	0	0%
Roads and Freeways	77	77	77	77	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	311	311	311	311	0	0%
Vacant Developable Acres	1	1	1	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	1	1	1	0	-1	-100%
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	0	0	0	0	0	0%
Employment Density ³	5.2	5.3	5.3	6.0	0.8	16%
Residential Density ⁴	10.0	10.8	12.4	17.7	7.7	77%

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