

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,011	5,260	7,473	7,458	2,447	49%
Household Population	4,919	5,180	7,381	7,359	2,440	50%
Group Quarters Population	92	80	92	99	7	8%
Civilian	92	80	92	99	7	8%
Military	0	0	0	0	0	0%
Total Housing Units	1,716	1,786	2,511	2,520	804	47%
Single Family	525	525	551	560	35	7%
Multiple Family	1,191	1,261	1,960	1,960	769	65%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,610	1,658	2,386	2,392	782	49%
Single Family	465	455	519	524	59	13%
Multiple Family	1,145	1,203	1,867	1,868	723	63%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.2%	7.2%	5.0%	5.1%	-1.1	-18%
Single Family	11.4%	13.3%	5.8%	6.4%	-5.0	-44%
Multiple Family	3.9%	4.6%	4.7%	4.7%	0.8	21%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.06	3.12	3.09	3.08	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	213	99	123	90	-123	-58%
\$15,000-\$29,999	330	179	217	207	-123	-37%
\$30,000-\$44,999	316	214	319	246	-70	-22%
\$45,000-\$59,999	213	169	171	234	21	10%
\$60,000-\$74,999	145	164	286	228	83	57%
\$75,000-\$99,999	216	302	391	370	154	71%
\$100,000-\$124,999	89	174	243	309	220	247%
\$125,000-\$149,999	36	104	234	218	182	506%
\$150,000-\$199,999	26	140	202	232	206	792%
\$200,000 or more	26	113	200	258	232	892%
Total Households	1,610	1,658	2,386	2,392	782	49%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,437	\$75,331	\$79,923	\$87,905	\$45,468	107%

*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.

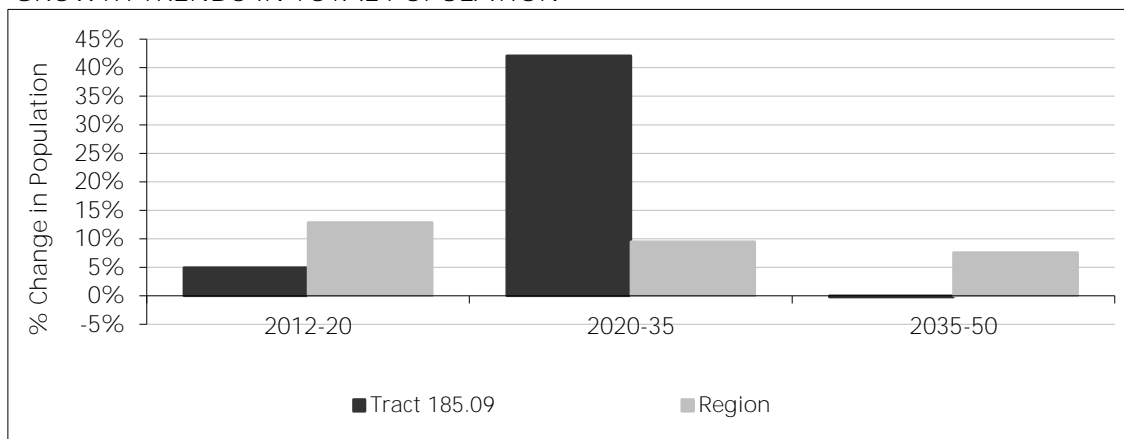
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,011	5,260	7,473	7,458	2,447	49%
Under 5	453	539	713	683	230	51%
5 to 9	393	414	606	599	206	52%
10 to 14	376	369	534	547	171	45%
15 to 17	223	199	279	289	66	30%
18 to 19	156	129	168	174	18	12%
20 to 24	588	578	713	698	110	19%
25 to 29	516	565	669	651	135	26%
30 to 34	401	419	589	564	163	41%
35 to 39	325	356	541	479	154	47%
40 to 44	266	250	455	401	135	51%
45 to 49	304	285	426	440	136	45%
50 to 54	272	267	391	441	169	62%
55 to 59	245	266	304	370	125	51%
60 to 61	74	91	118	139	65	88%
62 to 64	94	118	153	160	66	70%
65 to 69	94	138	233	240	146	155%
70 to 74	62	97	180	160	98	158%
75 to 79	56	69	153	127	71	127%
80 to 84	55	50	122	114	59	107%
85 and over	58	61	126	182	124	214%
Median Age	28.1	28.6	30.5	30.8	2.7	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,011	5,260	7,473	7,458	2,447	49%
Hispanic	2,951	3,366	5,268	5,674	2,723	92%
Non-Hispanic	2,060	1,894	2,205	1,784	-276	-13%
White	1,413	1,264	1,369	1,030	-383	-27%
Black	250	225	186	73	-177	-71%
American Indian	31	27	34	29	-2	-6%
Asian	177	185	322	344	167	94%
Hawaiian / Pacific Islander	40	38	47	47	7	18%
Other	12	13	19	19	7	58%
Two or More Races	137	142	228	242	105	77%

GROWTH TRENDS IN TOTAL POPULATION



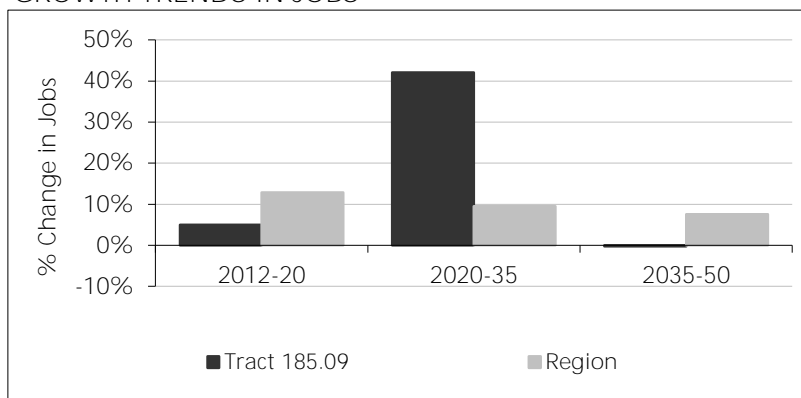
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,045	2,045	2,442	2,524	479	23%
Civilian Jobs	2,045	2,045	2,442	2,524	479	23%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	504	504	504	504	0	0%
Developed Acres	473	475	480	481	9	2%
Low Density Single Family	5	5	5	5	0	0%
Single Family	120	120	124	125	5	4%
Multiple Family	57	59	88	88	31	53%
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	1	1	1	1	0	0%
Commercial/Services	151	151	123	124	-27	-18%
Office	9	9	9	9	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	103	103	103	103	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	0	0%
Vacant Developable Acres	9	7	2	1	-9	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	6	1	0	-5	-92%
Multiple Family	2	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	-1	-100%
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	22	22	22	22	0	0%
Employment Density ³	11.8	11.8	16.8	17.3	5.5	46%
Residential Density ⁴	9.5	9.7	11.6	11.6	2.1	23%

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