

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.16

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,030	4,110	4,178	4,145	115	3%
Household Population	4,030	4,110	4,178	4,145	115	3%
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	1,315	1,315	1,315	1,315	0	0%
Single Family	930	930	930	930	0	0%
Multiple Family	385	385	385	385	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,253	1,250	1,264	1,261	8	1%
Single Family	889	884	898	896	7	1%
Multiple Family	364	366	366	365	1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.7%	4.9%	3.9%	4.1%	-0.6	-13%
Single Family	4.4%	4.9%	3.4%	3.7%	-0.7	-16%
Multiple Family	5.5%	4.9%	4.9%	5.2%	-0.3	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.22	3.29	3.31	3.29	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	85	64	46	45	-40	-47%
\$15,000-\$29,999	91	142	116	95	4	4%
\$30,000-\$44,999	113	171	166	135	22	19%
\$45,000-\$59,999	165	152	121	136	-29	-18%
\$60,000-\$74,999	109	144	174	142	33	30%
\$75,000-\$99,999	260	223	222	212	-48	-18%
\$100,000-\$124,999	136	144	152	157	21	15%
\$125,000-\$149,999	98	78	94	134	36	37%
\$150,000-\$199,999	116	78	93	103	-13	-11%
\$200,000 or more	80	54	80	102	22	28%
Total Households	1,253	1,250	1,264	1,261	8	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$81,106	\$70,000	\$76,014	\$84,139	\$3,033	4%

*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.

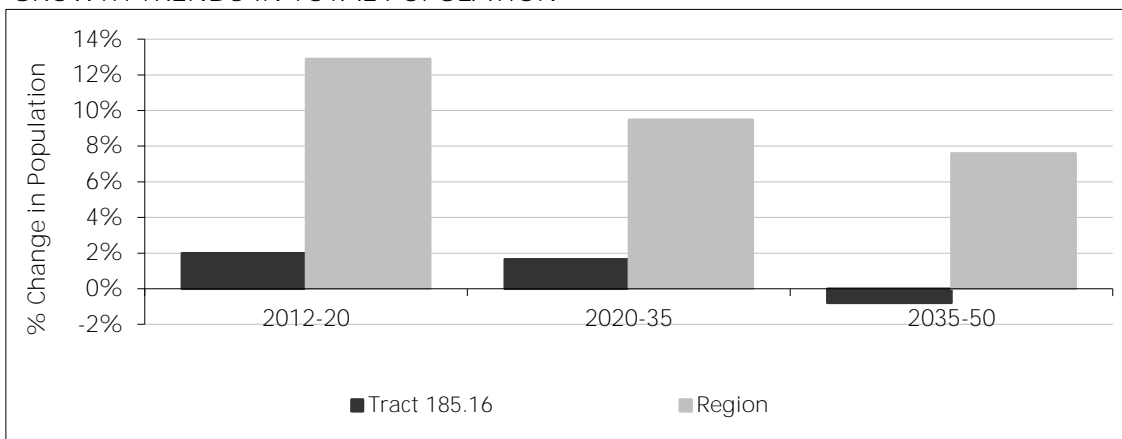
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,030	4,110	4,178	4,145	115	3%
Under 5	305	353	319	318	13	4%
5 to 9	275	293	282	288	13	5%
10 to 14	258	246	257	258	0	0%
15 to 17	173	147	154	152	-21	-12%
18 to 19	111	76	79	67	-44	-40%
20 to 24	373	343	313	285	-88	-24%
25 to 29	371	394	343	342	-29	-8%
30 to 34	323	332	327	325	2	1%
35 to 39	299	326	322	298	-1	0%
40 to 44	253	230	270	233	-20	-8%
45 to 49	264	233	249	244	-20	-8%
50 to 54	279	242	249	241	-38	-14%
55 to 59	218	227	197	240	22	10%
60 to 61	67	81	68	77	10	15%
62 to 64	119	141	123	128	9	8%
65 to 69	123	171	188	203	80	65%
70 to 74	75	118	151	139	64	85%
75 to 79	61	76	143	141	80	131%
80 to 84	52	46	84	76	24	46%
85 and over	31	35	60	90	59	190%
Median Age	32.3	33.1	35.2	35.6	3.3	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,030	4,110	4,178	4,145	115	3%
Hispanic	1,598	1,845	2,165	2,419	821	51%
Non-Hispanic	2,432	2,265	2,013	1,726	-706	-29%
White	1,857	1,678	1,361	1,058	-799	-43%
Black	104	94	58	24	-80	-77%
American Indian	12	12	13	13	1	8%
Asian	247	264	344	378	131	53%
Hawaiian / Pacific Islander	67	65	58	57	-10	-15%
Other	1	1	1	1	0	0%
Two or More Races	144	151	178	195	51	35%

GROWTH TRENDS IN TOTAL POPULATION



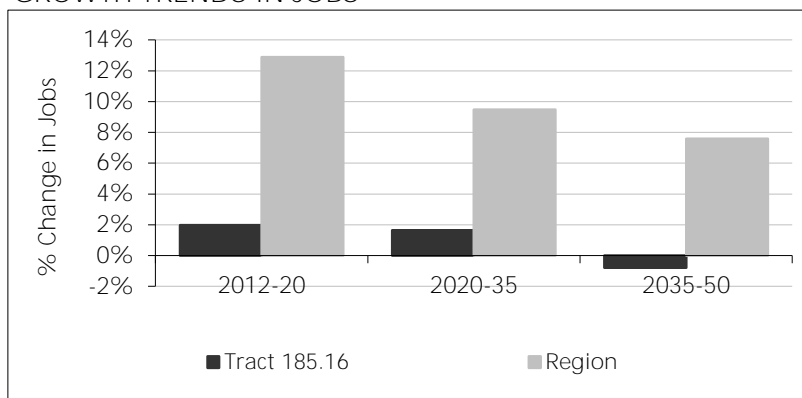
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,633	1,638	1,691	1,691	58	4%
Civilian Jobs	1,633	1,638	1,691	1,691	58	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	540	540	540	540	0	0%
Developed Acres	463	465	465	465	2	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	212	212	212	212	0	0%
Multiple Family	33	33	33	33	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	48	29	29	29	-19	-39%
Commercial/Services	10	10	10	10	0	0%
Office	0	0	0	0	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	75	96	96	96	21	28%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	73	73	73	73	0	0%
Vacant Developable Acres	2	0	0	0	-2	-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	2	0	0	0	-2	-100%
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	74	74	74	74	0	0%
Employment Density ³	23.1	31.6	32.4	32.4	9.3	40%
Residential Density ⁴	5.4	5.4	5.4	5.4	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