

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 186.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,815	4,893	4,914	4,868	53	1%
Household Population	4,784	4,864	4,882	4,834	50	1%
Group Quarters Population	31	29	32	34	3	10%
Civilian	31	29	32	34	3	10%
Military	0	0	0	0	0	0%
Total Housing Units	1,588	1,588	1,588	1,588	0	0%
Single Family	1,531	1,531	1,531	1,531	0	0%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	56	56	56	56	0	0%
Occupied Housing Units	1,505	1,500	1,502	1,494	-11	-1%
Single Family	1,457	1,456	1,460	1,460	3	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	48	44	42	34	-14	-29%
Vacancy Rate	5.2%	5.5%	5.4%	5.9%	0.7	13%
Single Family	4.8%	4.9%	4.6%	4.6%	-0.2	-4%
Multiple Family	100.0%	100.0%	100.0%	100.0%	0.0	0%
Mobile Homes	14.3%	21.4%	25.0%	39.3%	25.0	175%
Persons per Household	3.18	3.24	3.25	3.24	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	105	141	121	96	-9	-9%
\$15,000-\$29,999	58	211	204	171	113	195%
\$30,000-\$44,999	42	174	153	172	130	310%
\$45,000-\$59,999	179	227	214	145	-34	-19%
\$60,000-\$74,999	154	152	121	184	30	19%
\$75,000-\$99,999	284	208	256	225	-59	-21%
\$100,000-\$124,999	229	150	147	126	-103	-45%
\$125,000-\$149,999	163	84	79	140	-23	-14%
\$150,000-\$199,999	180	131	138	125	-55	-31%
\$200,000 or more	111	22	69	110	-1	-1%
Total Households	1,505	1,500	1,502	1,494	-11	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,882	\$59,802	\$67,314	\$73,288	(\$20,594)	-22%

*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.

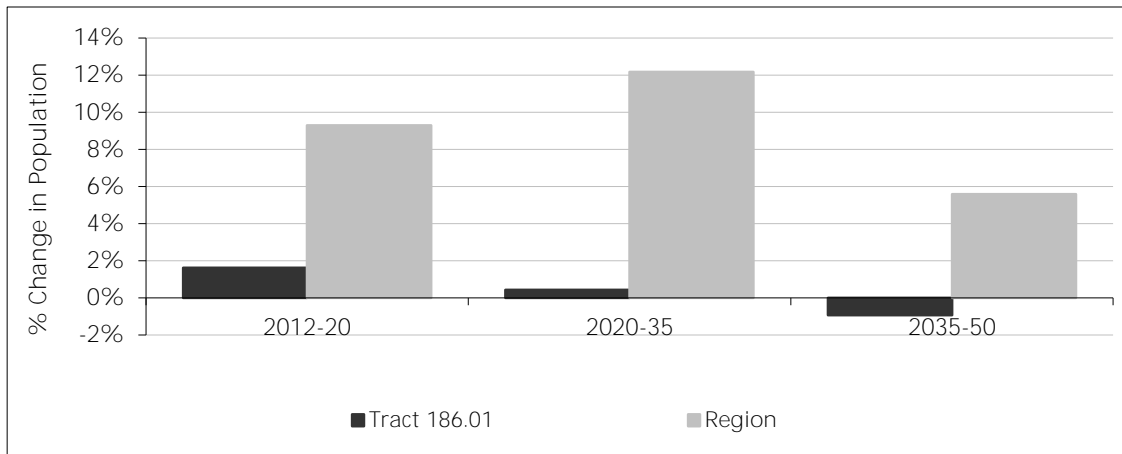
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,815	4,893	4,914	4,868	53	1%
Under 5	554	622	519	520	-34	-6%
5 to 9	340	354	326	323	-17	-5%
10 to 14	306	279	288	268	-38	-12%
15 to 17	190	160	154	150	-40	-21%
18 to 19	113	77	76	66	-47	-42%
20 to 24	261	249	227	210	-51	-20%
25 to 29	261	267	226	223	-38	-15%
30 to 34	299	296	259	261	-38	-13%
35 to 39	337	370	342	321	-16	-5%
40 to 44	404	372	429	364	-40	-10%
45 to 49	358	308	331	298	-60	-17%
50 to 54	366	303	309	272	-94	-26%
55 to 59	336	349	314	371	35	10%
60 to 61	119	143	126	143	24	20%
62 to 64	151	181	173	191	40	26%
65 to 69	152	212	227	240	88	58%
70 to 74	101	160	232	222	121	120%
75 to 79	63	79	154	154	91	144%
80 to 84	48	51	100	117	69	144%
85 and over	56	61	102	154	98	175%
Median Age	36.2	36.9	40.5	41.3	5.1	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,815	4,893	4,914	4,868	53	1%
Hispanic	1,337	1,573	1,857	2,122	785	59%
Non-Hispanic	3,478	3,320	3,057	2,746	-732	-21%
White	2,584	2,382	1,942	1,541	-1,043	-40%
Black	113	105	65	27	-86	-76%
American Indian	16	16	17	17	1	6%
Asian	498	540	710	804	306	61%
Hawaiian / Pacific Islander	45	43	41	43	-2	-4%
Other	21	22	25	26	5	24%
Two or More Races	201	212	257	288	87	43%

GROWTH TRENDS IN TOTAL POPULATION



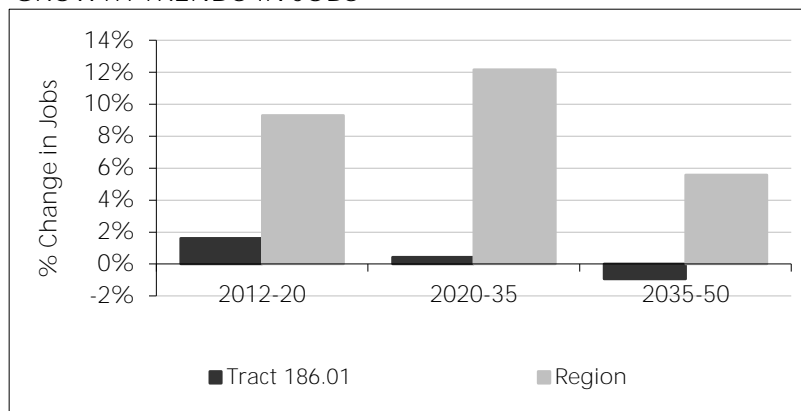
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	412	412	452	453	41	10%
Civilian Jobs	412	412	452	453	41	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,069	1,069	1,069	1,069	0	0%
Developed Acres	623	623	623	623	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	296	296	296	296	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	2	2	2	2	0	0%
Other Residential	20	20	20	20	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	17	11	11	11	-6	-36%
Commercial/Services	15	15	16	16	1	3%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	111	117	117	117	6	5%
Agricultural and Extractive ²	34	34	34	34	0	0%
Parks and Military Use	128	128	128	128	0	0%
Vacant Developable Acres	1	1	1	1	-1	-48%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	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	1	1	0	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	446	446	446	446	0	0%
Employment Density ³	13.0	16.0	17.2	17.2	4.3	33%
Residential Density ⁴	5.0	5.0	5.0	5.0	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