

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 187

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	38,172	43,710	43,686	43,506	5,334	14%
Household Population	21,374	26,912	26,888	26,708	5,334	25%
Group Quarters Population	16,798	16,798	16,798	16,798	0	0%
Civilian	0	0	0	0	0	0%
Military	16,798	16,798	16,798	16,798	0	0%
Total Housing Units	7,238	8,905	8,905	8,905	1,667	23%
Single Family	6,563	6,563	6,563	6,563	0	0%
Multiple Family	675	2,342	2,342	2,342	1,667	247%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	6,131	7,596	7,609	7,590	1,459	24%
Single Family	5,533	5,528	5,537	5,525	-8	0%
Multiple Family	598	2,068	2,072	2,065	1,467	245%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	15.3%	14.7%	14.6%	14.8%	-0.5	-3%
Single Family	15.7%	15.8%	15.6%	15.8%	0.1	1%
Multiple Family	11.4%	11.7%	11.5%	11.8%	0.4	4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.49	3.54	3.53	3.52	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	1	177	122	84	83	8300%
\$15,000-\$29,999	1,272	1,178	952	761	-511	-40%
\$30,000-\$44,999	1,387	1,647	1,434	1,225	-162	-12%
\$45,000-\$59,999	1,240	1,601	1,548	1,446	206	17%
\$60,000-\$74,999	974	1,201	1,275	1,299	325	33%
\$75,000-\$99,999	810	1,115	1,316	1,481	671	83%
\$100,000-\$124,999	310	442	591	746	436	141%
\$125,000-\$149,999	90	157	235	328	238	264%
\$150,000-\$199,999	45	70	119	187	142	316%
\$200,000 or more	2	8	17	33	31	1550%
Total Households	6,131	7,596	7,609	7,590	1,459	24%
Median Household Income						
Adjusted for inflation (\$2010)	\$49,905	\$52,458	\$57,563	\$63,222	\$13,317	27%

*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.

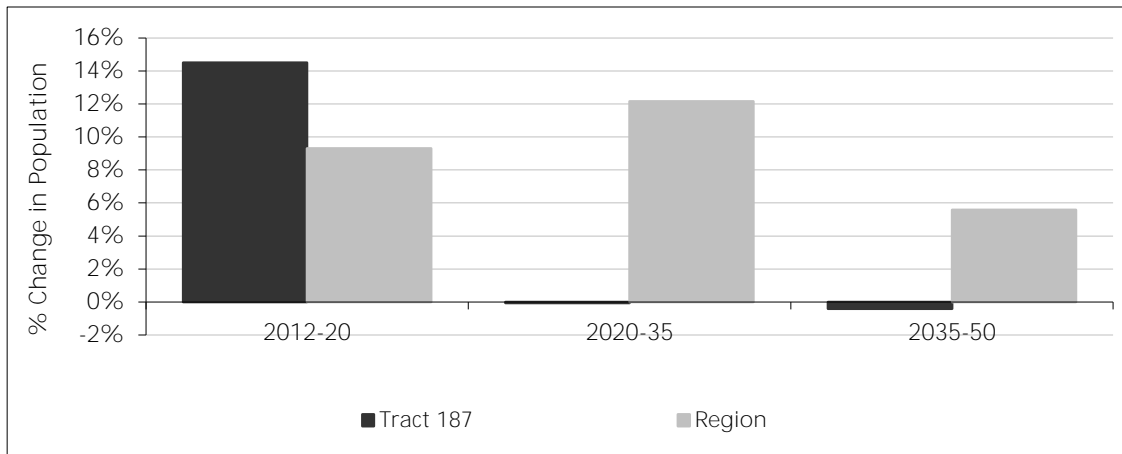
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	38,172	43,710	43,686	43,506	5,334	14%
Under 5	3,889	4,283	4,280	4,260	371	10%
5 to 9	2,721	3,203	3,203	3,192	471	17%
10 to 14	1,444	1,723	1,722	1,714	270	19%
15 to 17	443	501	500	498	55	12%
18 to 19	3,918	4,489	4,484	4,464	546	14%
20 to 24	16,108	18,442	18,435	18,362	2,254	14%
25 to 29	5,006	5,758	5,756	5,738	732	15%
30 to 34	2,205	2,426	2,425	2,417	212	10%
35 to 39	1,304	1,584	1,581	1,569	265	20%
40 to 44	548	607	607	604	56	10%
45 to 49	262	319	318	314	52	20%
50 to 54	129	180	180	179	50	39%
55 to 59	59	59	59	59	0	0%
60 to 61	23	23	23	23	0	0%
62 to 64	41	41	41	41	0	0%
65 to 69	36	36	36	36	0	0%
70 to 74	12	12	12	12	0	0%
75 to 79	14	14	14	14	0	0%
80 to 84	7	7	7	7	0	0%
85 and over	3	3	3	3	0	0%
Median Age	22.1	22.1	22.1	22.1	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	38,172	43,710	43,686	43,506	5,334	14%
Hispanic	8,170	9,367	9,365	9,330	1,160	14%
Non-Hispanic	30,002	34,343	34,321	34,176	4,174	14%
White	23,295	26,698	26,681	26,571	3,276	14%
Black	2,910	3,359	3,357	3,341	431	15%
American Indian	525	565	565	564	39	7%
Asian	1,239	1,406	1,406	1,402	163	13%
Hawaiian / Pacific Islander	398	448	448	445	47	12%
Other	139	183	183	182	43	31%
Two or More Races	1,496	1,684	1,681	1,671	175	12%

GROWTH TRENDS IN TOTAL POPULATION



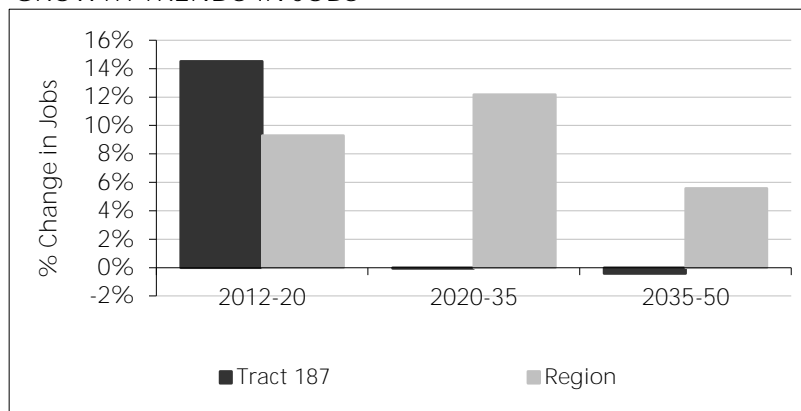
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	58,022	58,022	58,022	58,022	0	0%
Civilian Jobs	13,698	13,698	13,698	13,698	0	0%
Military Jobs	44,324	44,324	44,324	44,324	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	134,454	134,454	134,454	134,454	0	0%
Developed Acres	132,268	132,268	132,268	132,268	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,381	1,381	1,381	1,381	0	0%
Multiple Family	706	1,070	1,070	1,070	364	52%
Mobile Homes	0	0	0	0	0	0%
Other Residential	52	52	52	52	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1,002	762	762	762	-240	-24%
Commercial/Services	374	374	374	374	0	0%
Office	43	43	43	43	0	0%
Schools	57	57	57	57	0	0%
Roads and Freeways	773	1,013	1,013	1,013	240	31%
Agricultural and Extractive ²	1,368	1,004	1,004	1,004	-364	-27%
Parks and Military Use	126,512	126,512	126,512	126,512	0	0%
Vacant Developable Acres	194	194	194	194	0	0%
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	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	194	194	194	194	0	0%
Constrained Acres	1,992	1,992	1,992	1,992	0	0%
Employment Density ³	9.3	11.1	11.1	11.1	1.8	19%
Residential Density ⁴	3.4	3.6	3.6	3.6	0.2	5%

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