

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,966	5,400	5,554	5,549	583	12%
Household Population	4,936	5,375	5,515	5,504	568	12%
Group Quarters Population	30	25	39	45	15	50%
Civilian	30	25	39	45	15	50%
Military	0	0	0	0	0	0%
Total Housing Units	1,504	1,626	1,645	1,645	141	9%
Single Family	1,398	1,520	1,520	1,520	122	9%
Multiple Family	106	106	125	125	19	18%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,457	1,573	1,600	1,591	134	9%
Single Family	1,362	1,477	1,478	1,470	108	8%
Multiple Family	95	96	122	121	26	27%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.3%	2.7%	3.3%	0.2	6%
Single Family	2.6%	2.8%	2.8%	3.3%	0.7	27%
Multiple Family	10.4%	9.4%	2.4%	3.2%	-7.2	-69%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.39	3.42	3.45	3.46	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	61	69	68	47	-14	-23%
\$15,000-\$29,999	150	128	105	91	-59	-39%
\$30,000-\$44,999	291	227	177	182	-109	-37%
\$45,000-\$59,999	241	169	188	181	-60	-25%
\$60,000-\$74,999	138	234	201	152	14	10%
\$75,000-\$99,999	234	277	286	272	38	16%
\$100,000-\$124,999	138	168	180	211	73	53%
\$125,000-\$149,999	76	129	156	160	84	111%
\$150,000-\$199,999	81	63	110	157	76	94%
\$200,000 or more	47	109	129	138	91	194%
Total Households	1,457	1,573	1,600	1,591	134	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,098	\$72,404	\$80,332	\$88,097	\$28,999	49%

*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.

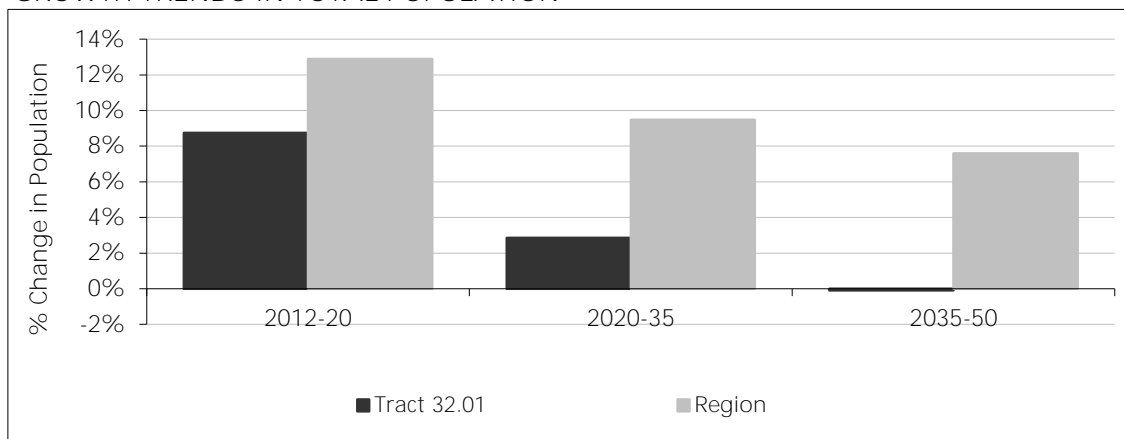
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,966	5,400	5,554	5,549	583	12%
Under 5	548	645	520	458	-90	-16%
5 to 9	453	497	477	449	-4	-1%
10 to 14	365	346	355	344	-21	-6%
15 to 17	181	167	176	179	-2	-1%
18 to 19	110	80	89	90	-20	-18%
20 to 24	420	410	361	301	-119	-28%
25 to 29	599	640	511	456	-143	-24%
30 to 34	465	479	435	399	-66	-14%
35 to 39	298	326	327	296	-2	-1%
40 to 44	298	284	332	284	-14	-5%
45 to 49	210	208	226	217	7	3%
50 to 54	184	192	205	218	34	18%
55 to 59	196	230	226	288	92	47%
60 to 61	71	97	105	131	60	85%
62 to 64	91	126	150	179	88	97%
65 to 69	126	197	246	282	156	124%
70 to 74	118	183	252	257	139	118%
75 to 79	98	123	239	261	163	166%
80 to 84	85	99	198	249	164	193%
85 and over	50	71	124	211	161	322%
Median Age	28.4	29.3	33.3	36.7	8.3	29%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,966	5,400	5,554	5,549	583	12%
Hispanic	1,500	1,792	2,000	2,187	687	46%
Non-Hispanic	3,466	3,608	3,554	3,362	-104	-3%
White	1,003	953	684	416	-587	-59%
Black	556	554	390	226	-330	-59%
American Indian	11	13	18	18	7	64%
Asian	1,519	1,663	1,958	2,119	600	39%
Hawaiian / Pacific Islander	97	105	104	115	18	19%
Other	15	18	24	25	10	67%
Two or More Races	265	302	376	443	178	67%

GROWTH TRENDS IN TOTAL POPULATION



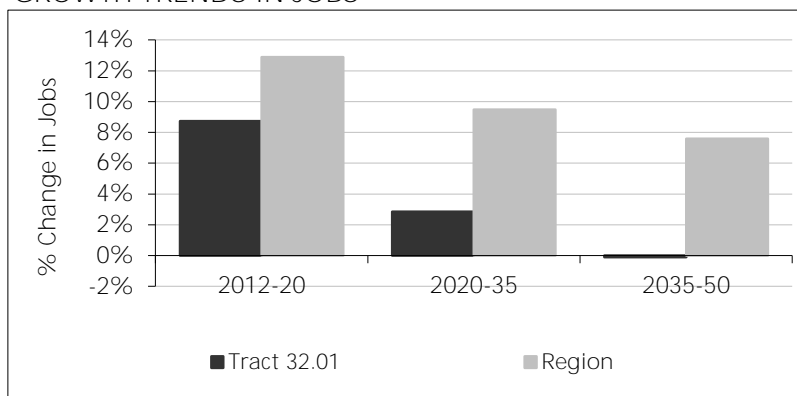
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	167	172	173	173	6	4%
Civilian Jobs	167	172	173	173	6	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	396	396	396	396	0	0%
Developed Acres	384	385	385	385	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	231	232	232	232	1	0%
Multiple Family	5	5	5	5	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	--
Industrial	1	1	1	1	0	0%
Commercial/Services	4	4	4	4	0	-7%
Office	0	0	0	0	0	0%
Schools	17	17	17	17	0	0%
Roads and Freeways	43	43	43	43	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	83	83	83	83	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
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	0	0	0	0	0	0%
Constrained Acres	11	11	11	11	0	0%
Employment Density ³	7.7	8.0	8.1	8.1	0.3	4%
Residential Density ⁴	6.4	6.9	6.9	6.9	0.6	9%

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