

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,562	6,356	6,635	6,774	2,212	48%
Household Population	4,521	6,320	6,587	6,720	2,199	49%
Group Quarters Population	41	36	48	54	13	32%
Civilian	41	36	48	54	13	32%
Military	0	0	0	0	0	0%
Total Housing Units	1,320	1,812	1,873	1,932	612	46%
Single Family	1,218	1,710	1,734	1,738	520	43%
Multiple Family	19	19	85	194	175	921%
Mobile Homes	83	83	54	0	-83	-100%
Occupied Housing Units	1,284	1,753	1,822	1,869	585	46%
Single Family	1,197	1,664	1,694	1,685	488	41%
Multiple Family	17	18	81	184	167	982%
Mobile Homes	70	71	47	0	-70	-100%
Vacancy Rate	2.7%	3.3%	2.7%	3.3%	0.6	22%
Single Family	1.7%	2.7%	2.3%	3.0%	1.3	76%
Multiple Family	10.5%	5.3%	4.7%	5.2%	-5.3	-50%
Mobile Homes	15.7%	14.5%	13.0%	0.0%	-15.7	-100%
Persons per Household	3.52	3.61	3.62	3.60	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	114	99	100	68	-46	-40%
\$15,000-\$29,999	225	73	72	93	-132	-59%
\$30,000-\$44,999	259	272	176	145	-114	-44%
\$45,000-\$59,999	170	231	206	222	52	31%
\$60,000-\$74,999	178	206	255	222	44	25%
\$75,000-\$99,999	140	290	310	300	160	114%
\$100,000-\$124,999	80	213	242	280	200	250%
\$125,000-\$149,999	39	127	142	160	121	310%
\$150,000-\$199,999	56	101	134	163	107	191%
\$200,000 or more	23	141	185	216	193	839%
Total Households	1,284	1,753	1,822	1,869	585	46%

*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.

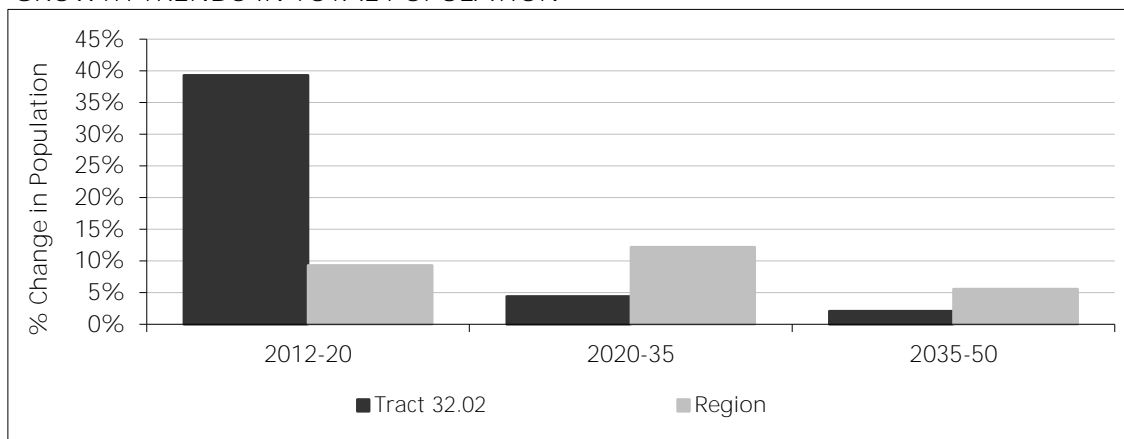
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,562	6,356	6,635	6,774	2,212	48%
Under 5	313	474	410	358	45	14%
5 to 9	311	411	391	355	44	14%
10 to 14	309	381	366	356	47	15%
15 to 17	216	244	224	225	9	4%
18 to 19	165	169	152	152	-13	-8%
20 to 24	317	415	338	341	24	8%
25 to 29	332	487	406	379	47	14%
30 to 34	266	356	352	319	53	20%
35 to 39	267	362	399	337	70	26%
40 to 44	308	364	442	376	68	22%
45 to 49	292	373	380	401	109	37%
50 to 54	338	458	443	514	176	52%
55 to 59	266	396	340	433	167	63%
60 to 61	85	148	145	171	86	101%
62 to 64	138	240	250	266	128	93%
65 to 69	180	338	409	436	256	142%
70 to 74	157	302	423	389	232	148%
75 to 79	110	170	313	318	208	189%
80 to 84	101	132	260	341	240	238%
85 and over	91	136	192	307	216	237%
Median Age	36.0	38.3	43.2	47.4	11.4	32%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,562	6,356	6,635	6,774	2,212	48%
Hispanic	3,112	4,547	5,010	5,378	2,266	73%
Non-Hispanic	1,450	1,809	1,625	1,396	-54	-4%
White	646	752	531	317	-329	-51%
Black	226	277	187	106	-120	-53%
American Indian	2	2	2	2	0	0%
Asian	443	594	688	726	283	64%
Hawaiian / Pacific Islander	37	50	51	55	18	49%
Other	0	0	0	0	0	0%
Two or More Races	96	134	166	190	94	98%

GROWTH TRENDS IN TOTAL POPULATION



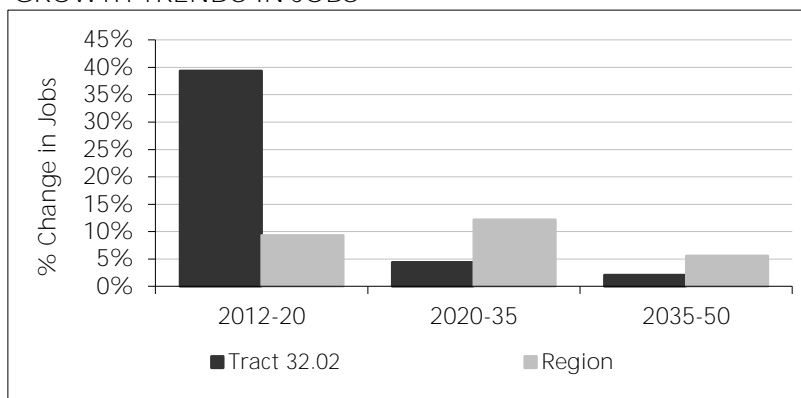
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	142	145	145	145	3	2%
Civilian Jobs	142	145	145	145	3	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	326	326	326	326	0	0%
Developed Acres	316	319	321	322	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	208	211	213	213	6	3%
Multiple Family	0	0	5	12	11	2495%
Mobile Homes	11	11	7	0	-11	-100%
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	5	5	5	5	0	0%
Office	3	3	3	3	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	75	75	75	75	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	12	12	12	12	0	0%
Vacant Developable Acres	6	3	0	0	-6	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	3	0	0	-6	-100%
Multiple Family	0	0	0	0	0	-100%
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	4	4	4	4	0	0%
Employment Density ³	16.6	16.9	16.9	16.9	--	#VALUE!
Residential Density ⁴	6.0	8.1	8.3	8.6	2.6	42%

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