

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.14

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,665	4,713	5,112	6,129	1,464	31%
Household Population	4,632	4,692	5,076	6,081	1,449	31%
Group Quarters Population	33	21	36	48	15	45%
Civilian	33	21	36	48	15	45%
Military	0	0	0	0	0	0%
Total Housing Units	1,568	1,568	1,698	2,019	451	29%
Single Family	1,054	1,054	1,184	1,505	451	43%
Multiple Family	383	383	383	383	0	0%
Mobile Homes	131	131	131	131	0	0%
Occupied Housing Units	1,443	1,431	1,559	1,912	469	33%
Single Family	926	919	1,049	1,407	481	52%
Multiple Family	409	403	402	400	-9	-2%
Mobile Homes	108	109	108	105	-3	-3%
Vacancy Rate	8.0%	8.7%	8.2%	5.3%	-2.7	-34%
Single Family	12.1%	12.8%	11.4%	6.5%	-5.6	-46%
Multiple Family	-6.8%	-5.2%	-5.0%	-4.4%	2.4	-35%
Mobile Homes	17.6%	16.8%	17.6%	19.8%	2.2	13%
Persons per Household	3.21	3.28	3.26	3.18	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	112	105	61	70	-42	-38%
\$15,000-\$29,999	113	246	262	247	134	119%
\$30,000-\$44,999	163	239	243	244	81	50%
\$45,000-\$59,999	179	184	185	257	78	44%
\$60,000-\$74,999	253	142	180	195	-58	-23%
\$75,000-\$99,999	155	208	211	292	137	88%
\$100,000-\$124,999	199	125	138	193	-6	-3%
\$125,000-\$149,999	92	73	124	161	69	75%
\$150,000-\$199,999	128	52	74	135	7	5%
\$200,000 or more	49	57	81	118	69	141%
Total Households	1,443	1,431	1,559	1,912	469	33%
Median Household Income						
Adjusted for inflation (\$2010)	\$69,160	\$55,231	\$62,375	\$70,615	\$1,455	2%

*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.

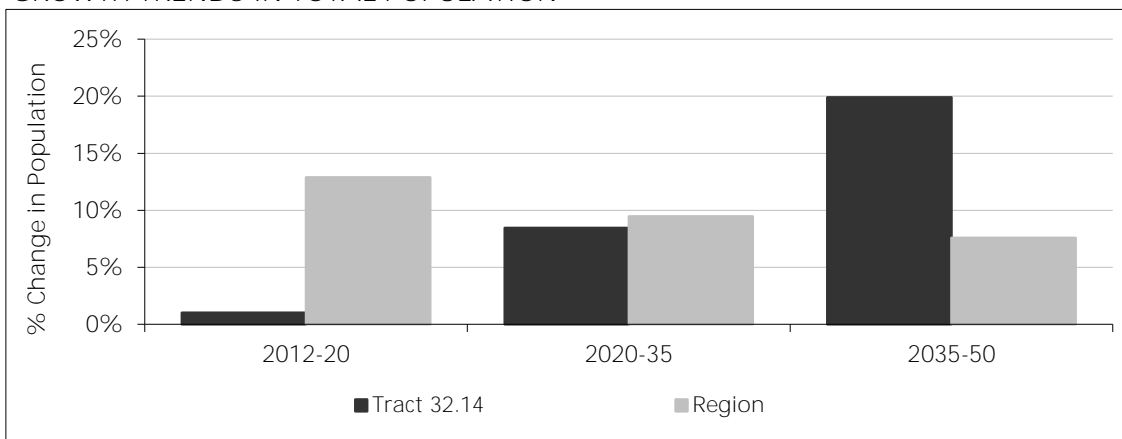
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,665	4,713	5,112	6,129	1,464	31%
Under 5	367	416	369	406	39	11%
5 to 9	320	313	323	366	46	14%
10 to 14	328	291	311	360	32	10%
15 to 17	181	142	153	170	-11	-6%
18 to 19	155	116	121	123	-32	-21%
20 to 24	356	336	299	339	-17	-5%
25 to 29	404	425	368	432	28	7%
30 to 34	350	336	347	397	47	13%
35 to 39	311	321	339	359	48	15%
40 to 44	270	239	313	339	69	26%
45 to 49	297	261	284	317	20	7%
50 to 54	339	309	324	394	55	16%
55 to 59	269	291	282	418	149	55%
60 to 61	120	149	150	207	87	73%
62 to 64	133	168	184	246	113	85%
65 to 69	129	183	237	328	199	154%
70 to 74	117	170	247	282	165	141%
75 to 79	84	100	212	261	177	211%
80 to 84	51	51	100	133	82	161%
85 and over	84	96	149	252	168	200%
Median Age	33.2	34.7	38.9	41.7	8.5	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,665	4,713	5,112	6,129	1,464	31%
Hispanic	1,586	1,756	2,113	2,819	1,233	78%
Non-Hispanic	3,079	2,957	2,999	3,310	231	8%
White	693	610	472	352	-341	-49%
Black	946	875	655	459	-487	-51%
American Indian	2	2	2	2	0	0%
Asian	1,168	1,183	1,501	1,982	814	70%
Hawaiian / Pacific Islander	43	45	49	63	20	47%
Other	14	16	21	27	13	93%
Two or More Races	213	226	299	425	212	100%

GROWTH TRENDS IN TOTAL POPULATION



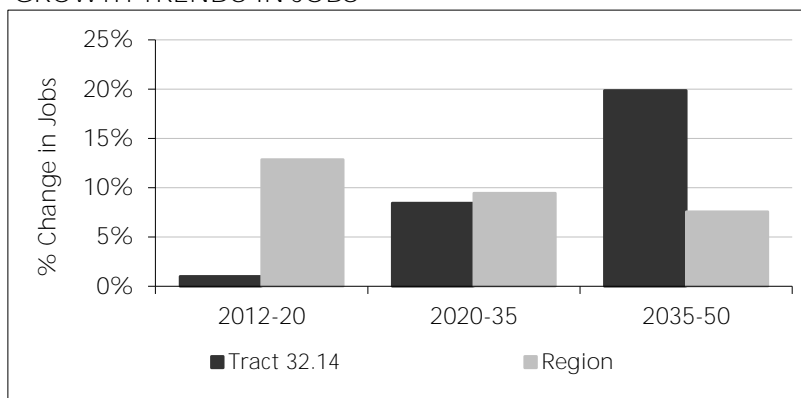
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	127	161	196	196	69	54%
Civilian Jobs	127	161	196	196	69	54%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	321	321	321	321	0	0%
Developed Acres	315	318	320	321	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	106	106	116	138	32	30%
Multiple Family	23	23	23	23	0	0%
Mobile Homes	30	30	21	0	-30	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	6	8	8	5	156%
Commercial/Services	10	10	10	10	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	90	90	90	90	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	53	53	53	52	-1	-2%
Vacant Developable Acres	6	3	1	0	-6	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	-1	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	5	2	0	0	-5	-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	0	0	0	0	0	0%
Employment Density ³	9.4	10.1	10.8	10.8	1.3	14%
Residential Density ⁴	9.9	9.9	10.7	12.5	2.7	27%

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