

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,079	4,151	4,281	4,228	149	4%
Household Population	3,893	3,970	4,088	4,029	136	3%
Group Quarters Population	186	181	193	199	13	7%
Civilian	186	181	193	199	13	7%
Military	0	0	0	0	0	0%
Total Housing Units	1,101	1,131	1,151	1,154	53	5%
Single Family	1,063	1,093	1,103	1,103	40	4%
Multiple Family	38	38	48	51	13	34%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,068	1,077	1,104	1,094	26	2%
Single Family	1,037	1,045	1,056	1,043	6	1%
Multiple Family	31	32	48	51	20	65%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.0%	4.8%	4.1%	5.2%	2.2	73%
Single Family	2.4%	4.4%	4.3%	5.4%	3.0	125%
Multiple Family	18.4%	15.8%	0.0%	0.0%	-18.4	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.65	3.69	3.70	3.68	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	27	62	40	39	12	44%
\$15,000-\$29,999	60	105	109	69	9	15%
\$30,000-\$44,999	150	141	144	152	2	1%
\$45,000-\$59,999	146	233	197	144	-2	-1%
\$60,000-\$74,999	184	122	104	143	-41	-22%
\$75,000-\$99,999	158	164	178	176	18	11%
\$100,000-\$124,999	87	88	131	134	47	54%
\$125,000-\$149,999	97	60	69	77	-20	-21%
\$150,000-\$199,999	85	98	129	138	53	62%
\$200,000 or more	74	4	3	22	-52	-70%
Total Households	1,068	1,077	1,104	1,094	26	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.

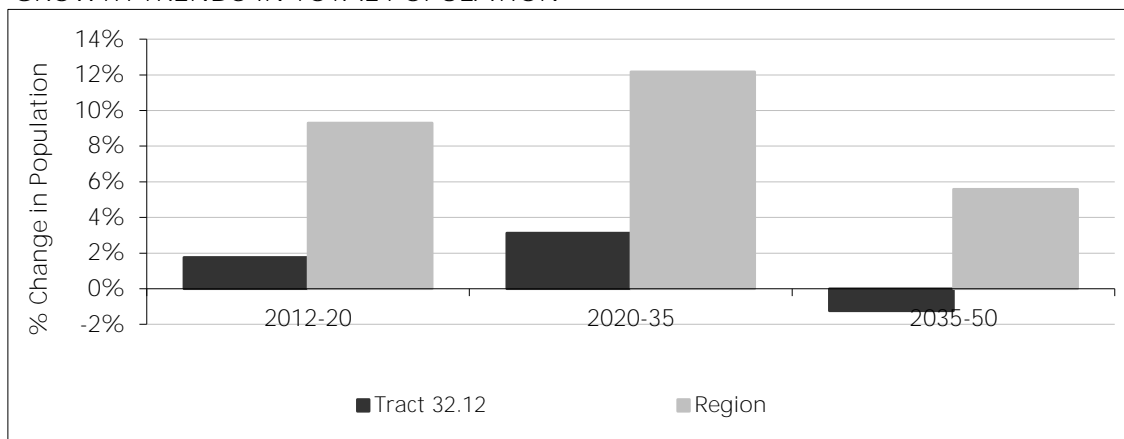
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,079	4,151	4,281	4,228	149	4%
Under 5	219	239	206	184	-35	-16%
5 to 9	259	254	245	220	-39	-15%
10 to 14	242	214	203	186	-56	-23%
15 to 17	193	160	152	147	-46	-24%
18 to 19	130	90	87	80	-50	-38%
20 to 24	297	279	232	229	-68	-23%
25 to 29	278	289	232	217	-61	-22%
30 to 34	240	239	230	210	-30	-13%
35 to 39	249	253	256	211	-38	-15%
40 to 44	259	226	257	211	-48	-19%
45 to 49	258	234	233	230	-28	-11%
50 to 54	287	260	248	251	-36	-13%
55 to 59	238	252	219	263	25	11%
60 to 61	113	136	122	127	14	12%
62 to 64	155	186	173	174	19	12%
65 to 69	197	276	296	299	102	52%
70 to 74	150	211	271	250	100	67%
75 to 79	130	148	274	274	144	111%
80 to 84	99	99	180	194	95	96%
85 and over	86	106	165	271	185	215%
Median Age	38.6	41.3	45.9	49.8	11.2	29%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,079	4,151	4,281	4,228	149	4%
Hispanic	1,884	2,061	2,272	2,406	522	28%
Non-Hispanic	2,195	2,090	2,009	1,822	-373	-17%
White	604	526	372	216	-388	-64%
Black	412	376	259	146	-266	-65%
American Indian	4	4	4	4	0	0%
Asian	934	937	1,090	1,142	208	22%
Hawaiian / Pacific Islander	70	69	68	72	2	3%
Other	7	7	7	7	0	0%
Two or More Races	164	171	209	235	71	43%

GROWTH TRENDS IN TOTAL POPULATION



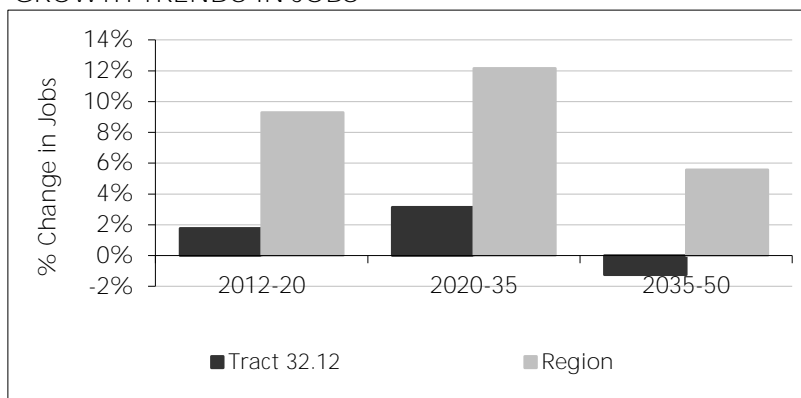
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	373	392	404	404	31	8%
Civilian Jobs	373	392	404	404	31	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	303	303	303	303	0	0%
Developed Acres	290	293	301	301	11	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	168	171	178	178	10	6%
Multiple Family	1	1	1	1	0	18%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	2	2	0	37%
Office	5	5	5	5	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	95	95	95	95	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	11	7	0	0	-11	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	10	7	0	0	-10	-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	-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	2	2	2	2	0	0%
Employment Density ³	23.7	24.7	25.0	25.0	1.2	5%
Residential Density ⁴	6.4	6.5	6.3	6.3	-0.1	-1%

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