

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,944	6,090	6,073	7,209	1,265	21%
Household Population	5,923	6,077	6,052	7,185	1,262	21%
Group Quarters Population	21	13	21	24	3	14%
Civilian	21	13	21	24	3	14%
Military	0	0	0	0	0	0%
Total Housing Units	2,174	2,199	2,186	2,578	404	19%
Single Family	1,382	1,411	1,414	1,215	-167	-12%
Multiple Family	792	788	772	1,363	571	72%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,125	2,149	2,140	2,520	395	19%
Single Family	1,341	1,369	1,376	1,170	-171	-13%
Multiple Family	784	780	764	1,350	566	72%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	2.3%	2.1%	2.2%	-0.1	-4%
Single Family	3.0%	3.0%	2.7%	3.7%	0.7	23%
Multiple Family	1.0%	1.0%	1.0%	1.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.79	2.83	2.83	2.85	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	9	101	65	47	38	422%
\$15,000-\$29,999	213	138	133	156	-57	-27%
\$30,000-\$44,999	351	196	181	176	-175	-50%
\$45,000-\$59,999	339	243	239	254	-85	-25%
\$60,000-\$74,999	297	242	181	204	-93	-31%
\$75,000-\$99,999	402	333	324	400	-2	0%
\$100,000-\$124,999	211	265	291	311	100	47%
\$125,000-\$149,999	80	194	193	250	170	213%
\$150,000-\$199,999	131	206	254	332	201	153%
\$200,000 or more	92	231	279	390	298	324%
Total Households	2,125	2,149	2,140	2,520	395	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,601	\$86,599	\$95,910	\$101,849	\$34,248	51%

*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.

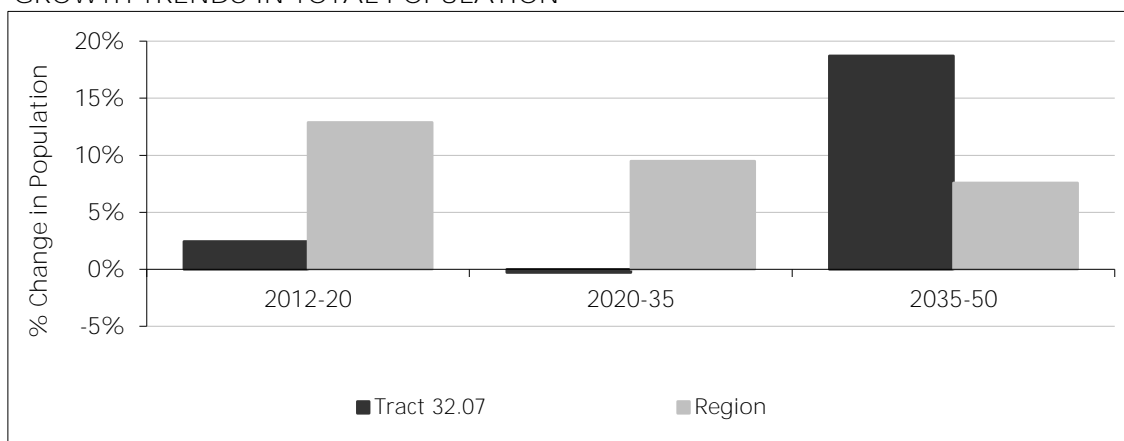
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,944	6,090	6,073	7,209	1,265	21%
Under 5	317	356	312	348	31	10%
5 to 9	309	306	290	332	23	7%
10 to 14	347	317	310	363	16	5%
15 to 17	214	179	176	202	-12	-6%
18 to 19	191	144	144	160	-31	-16%
20 to 24	387	371	309	359	-28	-7%
25 to 29	473	500	417	476	3	1%
30 to 34	411	403	381	427	16	4%
35 to 39	348	358	370	394	46	13%
40 to 44	368	319	355	350	-18	-5%
45 to 49	368	329	344	410	42	11%
50 to 54	382	350	330	420	38	10%
55 to 59	437	469	391	603	166	38%
60 to 61	161	188	146	193	32	20%
62 to 64	234	286	253	333	99	42%
65 to 69	337	433	409	490	153	45%
70 to 74	234	339	412	422	188	80%
75 to 79	173	207	342	360	187	108%
80 to 84	117	106	199	264	147	126%
85 and over	136	130	183	303	167	123%
Median Age	39.6	41.7	44.6	47.4	7.8	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,944	6,090	6,073	7,209	1,265	21%
Hispanic	2,734	3,075	3,447	4,594	1,860	68%
Non-Hispanic	3,210	3,015	2,626	2,615	-595	-19%
White	2,028	1,812	1,315	978	-1,050	-52%
Black	271	253	175	123	-148	-55%
American Indian	25	30	41	51	26	104%
Asian	632	651	772	1,017	385	61%
Hawaiian / Pacific Islander	46	46	45	58	12	26%
Other	19	21	27	36	17	89%
Two or More Races	189	202	251	352	163	86%

GROWTH TRENDS IN TOTAL POPULATION



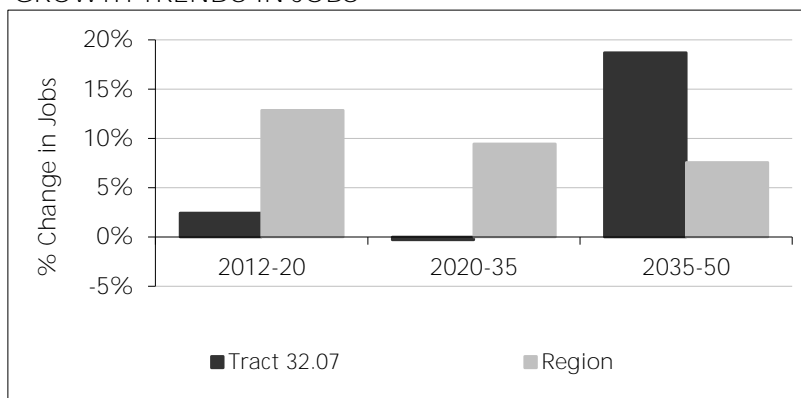
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	669	778	790	790	121	18%
Civilian Jobs	669	778	790	790	121	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,370	1,370	1,370	1,370	0	0%
Developed Acres	1,161	1,216	1,220	1,223	62	5%
Low Density Single Family	2	12	15	18	17	1044%
Single Family	673	719	719	693	20	3%
Multiple Family	17	18	17	43	26	150%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	143	153	154	154	10	7%
Office	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	197	197	197	197	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	127	116	116	116	-10	-8%
Vacant Developable Acres	66	10	7	4	-62	-94%
Low Density Single Family	18	8	5	2	-17	-90%
Single Family	46	2	2	2	-44	-96%
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	1	0	0	0	-1	-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	144	144	144	144	0	0%
Employment Density ³	4.6	5.0	5.1	5.1	0.5	11%
Residential Density ⁴	3.1	2.9	2.9	3.4	0.3	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