

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,437	3,450	3,528	3,595	158	5%
Household Population	3,421	3,439	3,502	3,557	136	4%
Group Quarters Population	16	11	26	38	22	138%
Civilian	16	11	26	38	22	138%
Military	0	0	0	0	0	0%
Total Housing Units	1,101	1,101	1,130	1,167	66	6%
Single Family	1,101	1,101	1,130	1,167	66	6%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,037	1,033	1,070	1,082	45	4%
Single Family	1,037	1,033	1,070	1,082	45	4%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.8%	6.2%	5.3%	7.3%	1.5	26%
Single Family	5.8%	6.2%	5.3%	7.3%	1.5	26%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.30	3.33	3.27	3.29	0.0	0%

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	71	85	80	69	-2	-3%
\$15,000-\$29,999	55	115	83	91	36	65%
\$30,000-\$44,999	95	98	101	84	-11	-12%
\$45,000-\$59,999	150	120	132	105	-45	-30%
\$60,000-\$74,999	89	132	103	113	24	27%
\$75,000-\$99,999	173	153	168	170	-3	-2%
\$100,000-\$124,999	166	117	122	126	-40	-24%
\$125,000-\$149,999	101	70	100	102	1	1%
\$150,000-\$199,999	89	72	91	112	23	26%
\$200,000 or more	48	71	90	110	62	129%
Total Households	1,037	1,033	1,070	1,082	45	4%

*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.

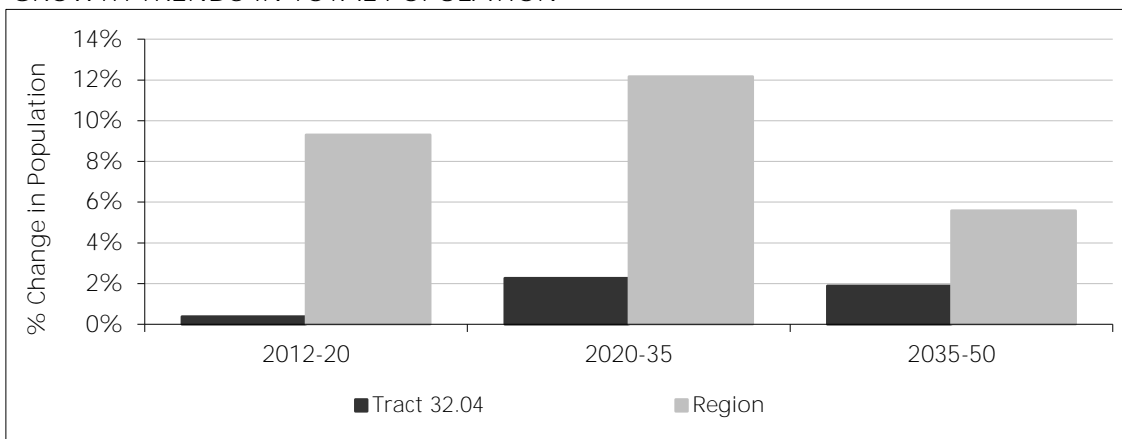
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,437	3,450	3,528	3,595	158	5%
Under 5	282	293	271	229	-53	-19%
5 to 9	200	184	181	192	-8	-4%
10 to 14	211	186	194	180	-31	-15%
15 to 17	148	120	125	135	-13	-9%
18 to 19	121	77	85	76	-45	-37%
20 to 24	261	254	213	228	-33	-13%
25 to 29	206	194	147	151	-55	-27%
30 to 34	234	208	170	170	-64	-27%
35 to 39	197	178	195	170	-27	-14%
40 to 44	158	135	152	130	-28	-18%
45 to 49	235	202	188	213	-22	-9%
50 to 54	212	202	190	240	28	13%
55 to 59	235	244	224	308	73	31%
60 to 61	66	82	60	82	16	24%
62 to 64	123	152	141	155	32	26%
65 to 69	167	233	251	243	76	46%
70 to 74	136	220	309	258	122	90%
75 to 79	92	119	180	142	50	54%
80 to 84	76	77	136	124	48	63%
85 and over	77	90	116	169	92	119%
Median Age	36.4	41.1	45.8	48.2	11.8	32%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,437	3,450	3,528	3,595	158	5%
Hispanic	1,851	2,013	2,279	2,580	729	39%
Non-Hispanic	1,586	1,437	1,249	1,015	-571	-36%
White	1,017	887	568	249	-768	-76%
Black	86	84	103	123	37	43%
American Indian	15	25	42	42	27	180%
Asian	385	350	400	433	48	12%
Hawaiian / Pacific Islander	12	14	19	22	10	83%
Other	2	6	21	28	26	1300%
Two or More Races	69	71	96	118	49	71%

GROWTH TRENDS IN TOTAL POPULATION



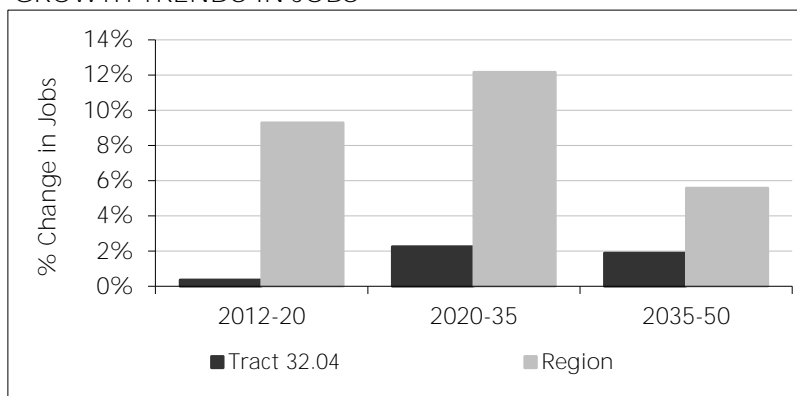
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,906	2,906	2,906	2,906	0	0%
Civilian Jobs	2,906	2,906	2,906	2,906	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	864	864	864	864	0	0%
Developed Acres	667	667	678	684	18	3%
Low Density Single Family	9	9	13	13	3	34%
Single Family	357	357	365	371	15	4%
Multiple Family	0	0	0	0	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	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	120	120	120	119	0	0%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	161	161	161	161	0	0%
Agricultural and Extractive ²	6	6	6	6	0	0%
Parks and Military Use	5	5	5	5	0	0%
Vacant Developable Acres	33	33	21	15	-18	-54%
Low Density Single Family	5	5	2	2	-3	-60%
Single Family	16	16	8	1	-14	-93%
Multiple Family	0	0	0	0	0	0%
Mixed Use	12	12	12	12	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	165	165	165	165	0	0%
Employment Density ³	22.5	22.5	22.5	22.6	0.1	0%
Residential Density ⁴	3.0	3.0	3.0	3.0	0.0	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