

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,178	3,166	3,241	3,207	29	1%
Household Population	3,168	3,156	3,227	3,190	22	1%
Group Quarters Population	10	10	14	17	7	70%
Civilian	10	10	14	17	7	70%
Military	0	0	0	0	0	0%
Total Housing Units	890	894	902	902	12	1%
Single Family	837	841	839	839	2	0%
Multiple Family	53	53	63	63	10	19%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	871	861	877	864	-7	-1%
Single Family	821	810	817	806	-15	-2%
Multiple Family	50	51	60	58	8	16%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.1%	3.7%	2.8%	4.2%	2.1	100%
Single Family	1.9%	3.7%	2.6%	3.9%	2.0	105%
Multiple Family	5.7%	3.8%	4.8%	7.9%	2.2	39%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.64	3.67	3.68	3.69	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	42	42	40	32	-10	-24%
\$15,000-\$29,999	104	95	55	50	-54	-52%
\$30,000-\$44,999	137	103	120	90	-47	-34%
\$45,000-\$59,999	108	136	138	85	-23	-21%
\$60,000-\$74,999	73	104	79	149	76	104%
\$75,000-\$99,999	187	138	149	133	-54	-29%
\$100,000-\$124,999	74	94	118	126	52	70%
\$125,000-\$149,999	50	55	65	54	4	8%
\$150,000-\$199,999	63	91	101	99	36	57%
\$200,000 or more	33	3	12	46	13	39%
Total Households	871	861	877	864	-7	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$69,144	\$67,861	\$76,091	\$79,887	\$10,743	16%

*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.

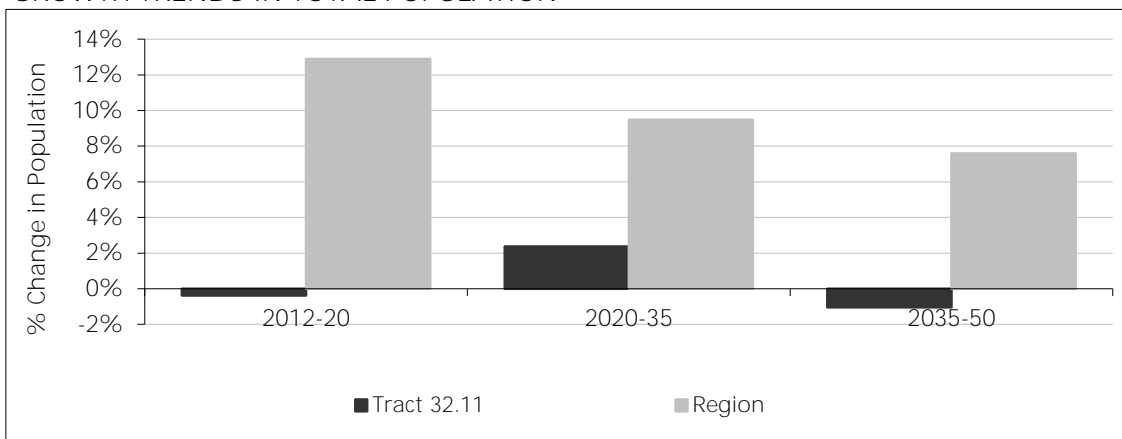
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,178	3,166	3,241	3,207	29	1%
Under 5	193	209	176	154	-39	-20%
5 to 9	206	198	186	174	-32	-16%
10 to 14	216	186	182	173	-43	-20%
15 to 17	134	109	105	104	-30	-22%
18 to 19	118	82	79	72	-46	-39%
20 to 24	212	194	166	166	-46	-22%
25 to 29	201	210	169	162	-39	-19%
30 to 34	202	194	187	169	-33	-16%
35 to 39	200	199	202	177	-23	-12%
40 to 44	207	175	204	177	-30	-14%
45 to 49	226	200	193	184	-42	-19%
50 to 54	234	217	209	216	-18	-8%
55 to 59	211	229	206	253	42	20%
60 to 61	82	99	88	93	11	13%
62 to 64	99	120	119	122	23	23%
65 to 69	129	181	209	212	83	64%
70 to 74	101	142	192	176	75	74%
75 to 79	79	88	159	161	82	104%
80 to 84	54	54	100	110	56	104%
85 and over	74	80	110	152	78	105%
Median Age	37.7	40.1	44.1	47.1	9.4	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,178	3,166	3,241	3,207	29	1%
Hispanic	1,705	1,808	1,942	2,030	325	19%
Non-Hispanic	1,473	1,358	1,299	1,177	-296	-20%
White	477	402	279	162	-315	-66%
Black	167	149	100	56	-111	-66%
American Indian	7	8	11	11	4	57%
Asian	695	675	769	794	99	14%
Hawaiian / Pacific Islander	43	41	41	44	1	2%
Other	3	3	3	3	0	0%
Two or More Races	81	80	96	107	26	32%

GROWTH TRENDS IN TOTAL POPULATION



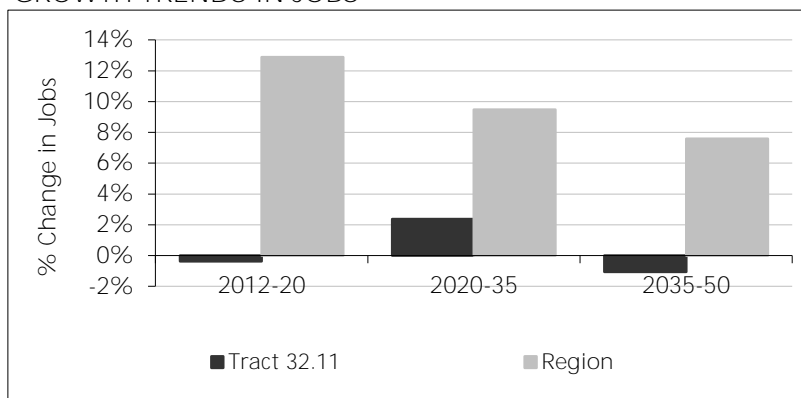
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	95	95	95	95	0	0%
Civilian Jobs	95	95	95	95	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	213	213	213	213	0	0%
Developed Acres	212	213	213	213	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	160	160	160	160	0	0%
Multiple Family	1	1	1	1	0	14%
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	2	2	2	2	0	0%
Office	0	0	0	0	0	0%
Schools	3	3	3	3	0	0%
Roads and Freeways	46	46	46	46	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-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	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	19.0	19.0	19.0	19.0	--	#VALUE!
Residential Density ⁴	5.5	5.5	5.6	5.6	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