

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,429	5,589	6,628	6,741	1,312	24%
Household Population	5,419	5,581	6,618	6,731	1,312	24%
Group Quarters Population	10	8	10	10	0	0%
Civilian	10	8	10	10	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,765	1,777	2,061	2,102	337	19%
Single Family	959	971	1,255	1,290	331	35%
Multiple Family	806	806	806	812	6	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,708	1,725	2,030	2,071	363	21%
Single Family	902	919	1,224	1,259	357	40%
Multiple Family	806	806	806	812	6	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.2%	2.9%	1.5%	1.5%	-1.7	-53%
Single Family	5.9%	5.4%	2.5%	2.4%	-3.5	-59%
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	3.17	3.24	3.26	3.25	0.1	3%

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	100	74	70	63	-37	-37%
\$15,000-\$29,999	245	224	207	173	-72	-29%
\$30,000-\$44,999	260	246	295	232	-28	-11%
\$45,000-\$59,999	335	239	256	249	-86	-26%
\$60,000-\$74,999	219	226	250	262	43	20%
\$75,000-\$99,999	269	264	360	373	104	39%
\$100,000-\$124,999	114	187	220	229	115	101%
\$125,000-\$149,999	58	114	148	177	119	205%
\$150,000-\$199,999	75	131	159	191	116	155%
\$200,000 or more	33	20	65	122	89	270%
Total Households	1,708	1,725	2,030	2,071	363	21%

*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.

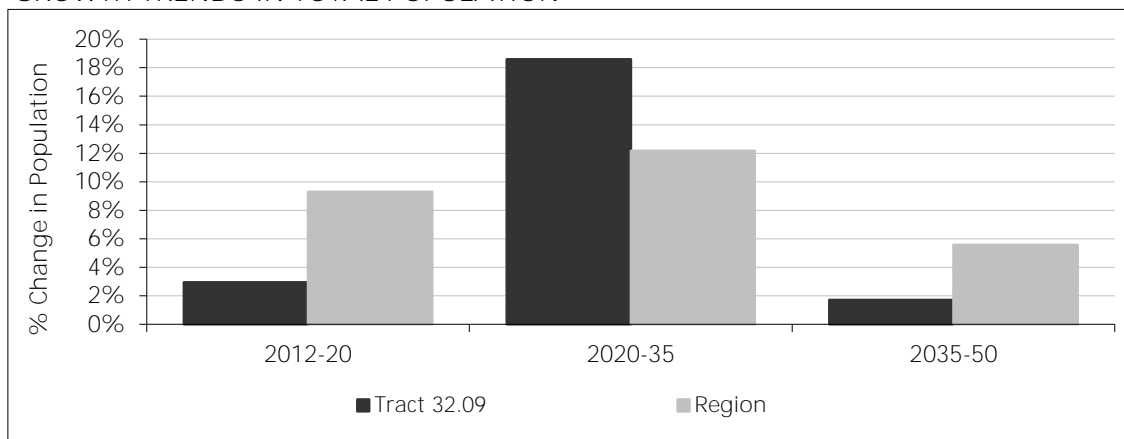
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,429	5,589	6,628	6,741	1,312	24%
Under 5	455	528	538	520	65	14%
5 to 9	402	415	471	455	53	13%
10 to 14	415	369	453	454	39	9%
15 to 17	278	237	293	292	14	5%
18 to 19	151	102	136	144	-7	-5%
20 to 24	390	353	363	373	-17	-4%
25 to 29	480	515	488	492	12	3%
30 to 34	417	421	457	453	36	9%
35 to 39	454	474	531	494	40	9%
40 to 44	373	337	450	393	20	5%
45 to 49	343	328	394	378	35	10%
50 to 54	323	316	389	379	56	17%
55 to 59	297	324	363	431	134	45%
60 to 61	108	135	148	166	58	54%
62 to 64	118	146	173	194	76	64%
65 to 69	153	233	314	349	196	128%
70 to 74	88	136	229	235	147	167%
75 to 79	79	94	198	190	111	141%
80 to 84	41	43	94	117	76	185%
85 and over	64	83	146	232	168	263%
Median Age	31.7	33.3	36.1	36.9	5.2	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,429	5,589	6,628	6,741	1,312	24%
Hispanic	1,487	1,665	2,077	2,258	771	52%
Non-Hispanic	3,942	3,924	4,551	4,483	541	14%
White	483	429	344	210	-273	-57%
Black	798	747	582	338	-460	-58%
American Indian	9	11	17	17	8	89%
Asian	2,280	2,340	3,073	3,305	1,025	45%
Hawaiian / Pacific Islander	38	39	42	43	5	13%
Other	8	9	13	14	6	75%
Two or More Races	326	349	480	556	230	71%

GROWTH TRENDS IN TOTAL POPULATION



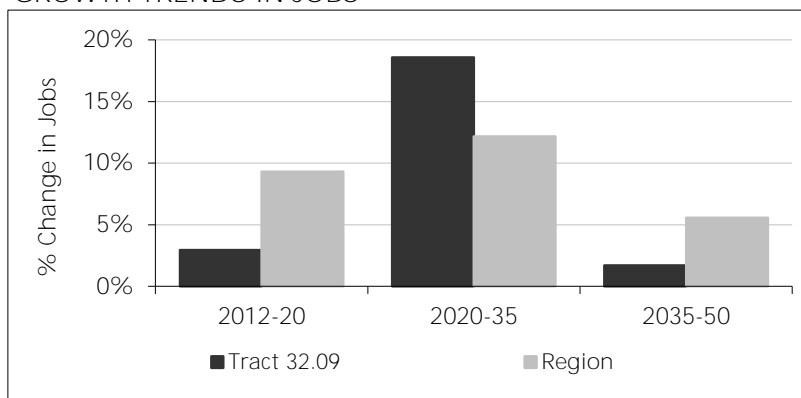
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	551	558	578	578	27	5%
Civilian Jobs	551	558	578	578	27	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	322	322	322	322	0	0%
Developed Acres	321	322	322	322	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	108	108	108	108	0	0%
Multiple Family	35	35	35	35	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	11	11	11	11	0	0%
Office	0	0	0	0	0	0%
Schools	78	80	80	80	1	2%
Roads and Freeways	74	74	74	74	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	1	0	0	0	-1	-100%
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	6.2	6.2	6.4	6.4	0.2	3%
Residential Density ⁴	12.4	12.5	14.5	14.8	2.4	19%

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