

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.13

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,221	4,195	4,189	4,057	-164	-4%
Household Population	4,169	4,148	4,131	3,987	-182	-4%
Group Quarters Population	52	47	58	70	18	35%
Civilian	52	47	58	70	18	35%
Military	0	0	0	0	0	0%
Total Housing Units	1,081	1,081	1,081	1,081	0	0%
Single Family	1,081	1,081	1,081	1,081	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,050	1,035	1,039	1,022	-28	-3%
Single Family	1,050	1,035	1,039	1,022	-28	-3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	4.3%	3.9%	5.5%	2.6	90%
Single Family	2.9%	4.3%	3.9%	5.5%	2.6	90%
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	3.97	4.01	3.98	3.90	-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	22	56	30	30	8	36%
\$15,000-\$29,999	30	181	159	129	99	330%
\$30,000-\$44,999	67	146	123	131	64	96%
\$45,000-\$59,999	184	168	210	160	-24	-13%
\$60,000-\$74,999	95	153	133	117	22	23%
\$75,000-\$99,999	152	145	137	173	21	14%
\$100,000-\$124,999	133	84	115	119	-14	-11%
\$125,000-\$149,999	96	82	68	63	-33	-34%
\$150,000-\$199,999	127	13	56	93	-34	-27%
\$200,000 or more	144	7	8	7	-137	-95%
Total Households	1,050	1,035	1,039	1,022	-28	-3%
Median Household Income						
Adjusted for inflation (\$2010)	\$95,888	\$57,009	\$59,821	\$67,821	(\$28,067)	-29%

*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.

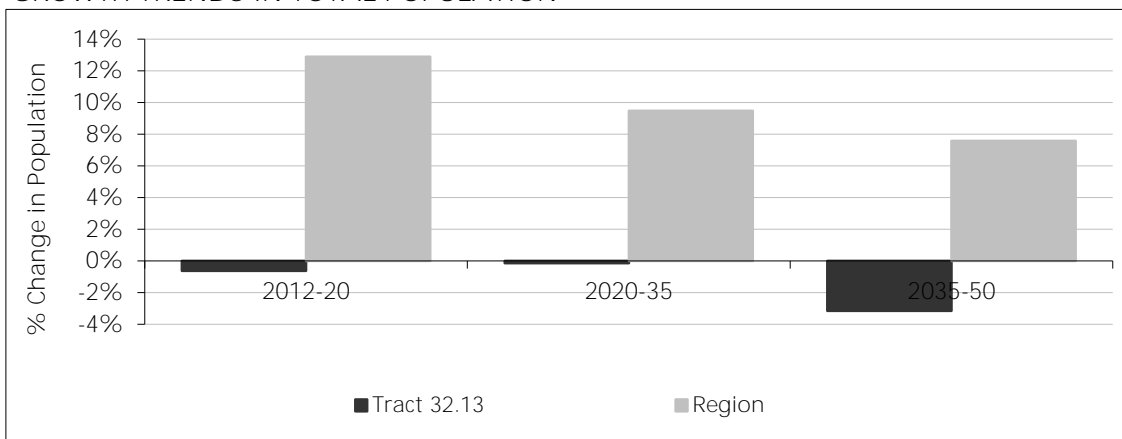
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,221	4,195	4,189	4,057	-164	-4%
Under 5	168	191	154	135	-33	-20%
5 to 9	232	234	208	183	-49	-21%
10 to 14	286	242	236	206	-80	-28%
15 to 17	216	172	175	156	-60	-28%
18 to 19	152	89	91	85	-67	-44%
20 to 24	324	271	234	220	-104	-32%
25 to 29	292	290	215	210	-82	-28%
30 to 34	230	216	180	168	-62	-27%
35 to 39	190	193	172	142	-48	-25%
40 to 44	245	210	221	176	-69	-28%
45 to 49	262	237	227	196	-66	-25%
50 to 54	349	327	325	304	-45	-13%
55 to 59	392	407	385	416	24	6%
60 to 61	149	170	162	166	17	11%
62 to 64	184	217	222	215	31	17%
65 to 69	197	287	309	331	134	68%
70 to 74	115	164	195	186	71	62%
75 to 79	96	109	201	202	106	110%
80 to 84	68	72	133	144	76	112%
85 and over	74	97	144	216	142	192%
Median Age	40.4	44.8	49.6	52.5	12.1	30%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,221	4,195	4,189	4,057	-164	-4%
Hispanic	900	975	1,004	1,029	129	14%
Non-Hispanic	3,321	3,220	3,185	3,028	-293	-9%
White	326	280	184	105	-221	-68%
Black	473	429	275	150	-323	-68%
American Indian	5	6	8	8	3	60%
Asian	2,298	2,280	2,471	2,500	202	9%
Hawaiian / Pacific Islander	60	58	54	55	-5	-8%
Other	15	18	23	24	9	60%
Two or More Races	144	149	170	186	42	29%

GROWTH TRENDS IN TOTAL POPULATION



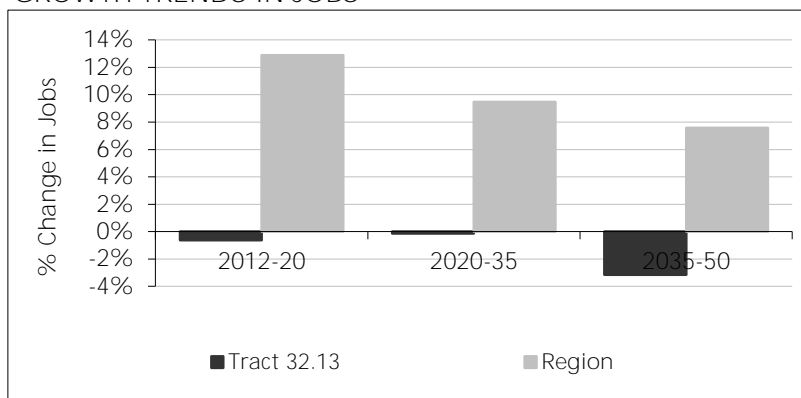
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	153	189	246	246	93	61%
Civilian Jobs	153	189	246	246	93	61%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	289	289	289	289	0	0%
Developed Acres	270	276	285	285	15	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	177	177	177	177	0	0%
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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	6	15	15	15	--
Roads and Freeways	63	63	63	63	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	0	0%
Vacant Developable Acres	15	9	0	0	-15	-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	15	9	0	0	-15	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	4	4	4	4	0	0%
Employment Density ³	--	31.7	15.9	15.9	--	--
Residential Density ⁴	6.1	6.1	6.1	6.1	0.0	0%

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