

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 32.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,695	7,067	7,985	7,963	1,268	19%
Household Population	6,687	7,060	7,974	7,949	1,262	19%
Group Quarters Population	8	7	11	14	6	75%
Civilian	8	7	11	14	6	75%
Military	0	0	0	0	0	0%
Total Housing Units	2,287	2,338	2,626	2,632	345	15%
Single Family	1,509	1,560	1,848	1,848	339	22%
Multiple Family	778	778	778	784	6	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,200	2,280	2,596	2,595	395	18%
Single Family	1,437	1,515	1,832	1,826	389	27%
Multiple Family	763	765	764	769	6	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	2.5%	1.1%	1.4%	-2.4	-63%
Single Family	4.8%	2.9%	0.9%	1.2%	-3.6	-75%
Multiple Family	1.9%	1.7%	1.8%	1.9%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.04	3.10	3.07	3.06	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	143	87	98	74	-69	-48%
\$15,000-\$29,999	253	282	246	207	-46	-18%
\$30,000-\$44,999	321	317	354	291	-30	-9%
\$45,000-\$59,999	376	277	249	291	-85	-23%
\$60,000-\$74,999	285	266	360	279	-6	-2%
\$75,000-\$99,999	466	418	459	471	5	1%
\$100,000-\$124,999	186	261	296	306	120	65%
\$125,000-\$149,999	83	123	189	263	180	217%
\$150,000-\$199,999	49	177	207	227	178	363%
\$200,000 or more	38	72	138	186	148	389%
Total Households	2,200	2,280	2,596	2,595	395	18%
Median Household Income						
Adjusted for inflation (\$2010)	\$60,368	\$69,981	\$74,625	\$83,254	\$22,886	38%

*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.

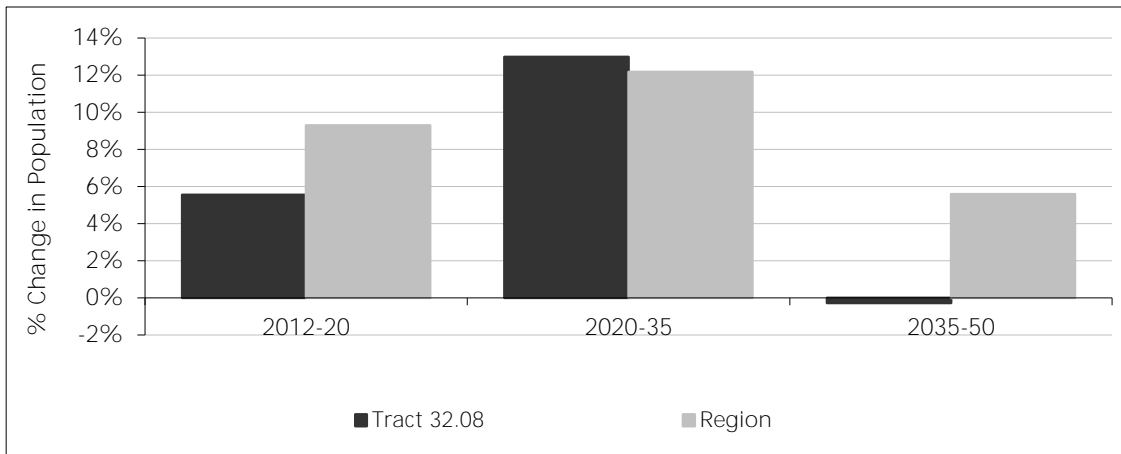
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,695	7,067	7,985	7,963	1,268	19%
Under 5	481	561	552	520	39	8%
5 to 9	442	461	494	462	20	5%
10 to 14	467	429	495	475	8	2%
15 to 17	305	269	307	299	-6	-2%
18 to 19	207	149	169	166	-41	-20%
20 to 24	536	506	493	484	-52	-10%
25 to 29	600	650	570	556	-44	-7%
30 to 34	479	498	522	493	14	3%
35 to 39	394	421	475	429	35	9%
40 to 44	450	406	507	414	-36	-8%
45 to 49	457	441	504	487	30	7%
50 to 54	453	454	518	518	65	14%
55 to 59	442	501	498	578	136	31%
60 to 61	161	209	215	242	81	50%
62 to 64	219	275	316	329	110	50%
65 to 69	202	302	378	408	206	102%
70 to 74	136	212	334	341	205	151%
75 to 79	119	146	296	295	176	148%
80 to 84	74	80	169	201	127	172%
85 and over	71	97	173	266	195	275%
Median Age	33.2	35.1	39.1	41.2	8.0	24%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,695	7,067	7,985	7,963	1,268	19%
Hispanic	2,205	2,528	3,038	3,257	1,052	48%
Non-Hispanic	4,490	4,539	4,947	4,706	216	5%
White	670	610	468	279	-391	-58%
Black	1,030	987	741	420	-610	-59%
American Indian	6	7	9	9	3	50%
Asian	2,417	2,538	3,216	3,417	1,000	41%
Hawaiian / Pacific Islander	62	63	66	70	8	13%
Other	17	19	26	27	10	59%
Two or More Races	288	315	421	484	196	68%

GROWTH TRENDS IN TOTAL POPULATION



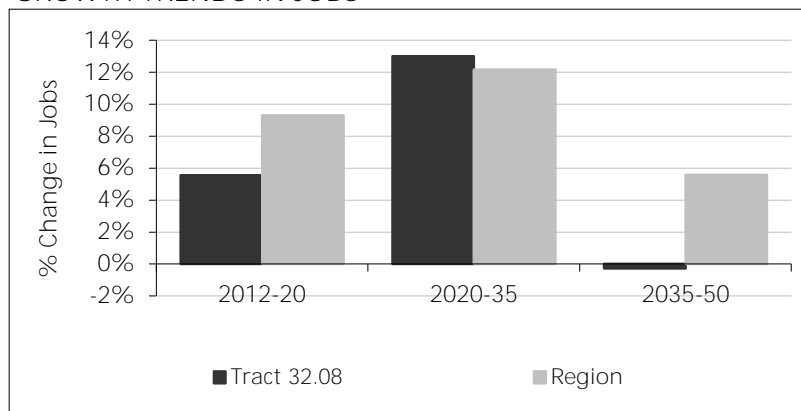
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	334	334	334	334	0	0%
Civilian Jobs	334	334	334	334	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	342	342	342	342	0	0%
Developed Acres	338	338	342	342	4	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	168	168	172	172	4	2%
Multiple Family	33	33	33	33	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	46	46	46	46	0	0%
Roads and Freeways	81	81	81	81	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	4	3	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	3	0	0	-4	-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	7.3	7.3	7.3	7.3	0.0	0%
Residential Density ⁴	11.4	11.6	12.9	12.9	1.5	13%

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 residential acre (single family, multiple