

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 32.14



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,088	5,158	5,224	5,318	5,396	308	6%
Household Population	5,088	5,158	5,224	5,318	5,396	308	6%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,558	1,558	1,558	1,558	1,560	2	0%
Single Family	1,004	1,004	1,004	1,004	1,004	0	0%
Multiple Family	423	423	423	423	423	0	0%
Mobile Homes	131	131	131	131	133	2	2%
Occupied Housing Units	1,497	1,514	1,519	1,520	1,525	28	2%
Single Family	976	982	985	985	987	11	1%
Multiple Family	403	413	414	414	415	12	3%
Mobile Homes	118	119	120	121	123	5	4%
Vacancy Rate	3.9%	2.8%	2.5%	2.4%	2.2%	-1.7	-44%
Single Family	2.8%	2.2%	1.9%	1.9%	1.7%	-1.1	-39%
Multiple Family	4.7%	2.4%	2.1%	2.1%	1.9%	-2.8	-60%
Mobile Homes	9.9%	9.2%	8.4%	7.6%	0.0%	-9.9	-100%
Persons per Household	3.40	3.41	3.44	3.50	3.54	0.14	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	42	28	23	21	19	-23	-55%
\$15,000-\$29,999	145	111	87	77	69	-76	-52%
\$30,000-\$44,999	289	261	235	206	191	-98	-34%
\$45,000-\$59,999	314	314	300	279	269	-45	-14%
\$60,000-\$74,999	347	310	308	303	298	-49	-14%
\$75,000-\$99,999	214	269	297	315	327	113	53%
\$100,000-\$124,999	115	147	153	157	159	44	38%
\$125,000-\$149,999	20	54	74	77	77	57	285%
\$150,000-\$199,999	7	16	33	69	95	88	1257%
\$200,000 or more	4	4	9	16	21	17	425%
Total Households	1,497	1,514	1,519	1,520	1,525	28	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,018	\$62,081	\$65,576	\$68,762	\$70,797	\$12,779	22%

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.

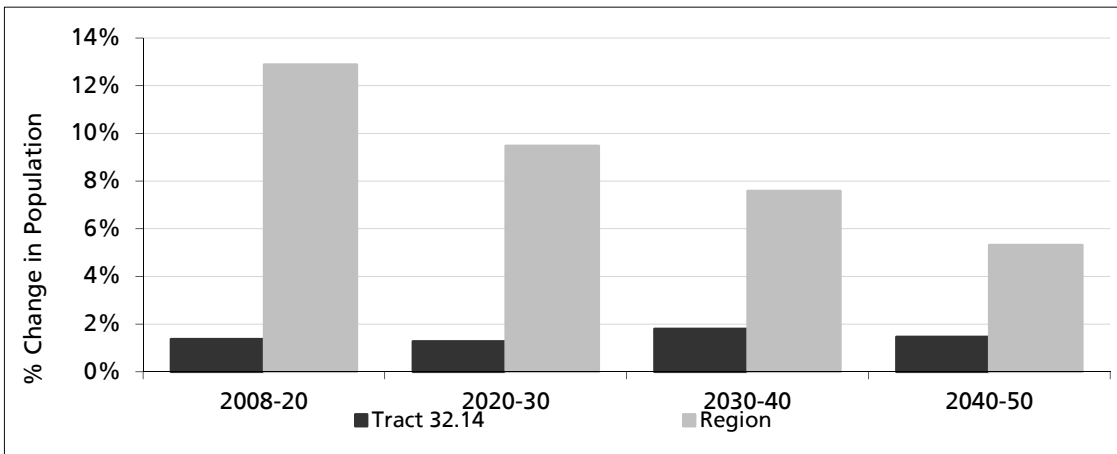
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,088	5,158	5,224	5,318	5,396	308	6%
Under 5	411	376	347	337	321	-90	-22%
5 to 9	423	429	400	387	378	-45	-11%
10 to 14	372	374	346	332	332	-40	-11%
15 to 17	220	186	184	176	173	-47	-21%
18 to 19	153	129	140	131	127	-26	-17%
20 to 24	327	290	309	289	272	-55	-17%
25 to 29	370	371	350	361	349	-21	-6%
30 to 34	347	331	293	313	298	-49	-14%
35 to 39	381	319	355	344	349	-32	-8%
40 to 44	377	332	341	330	353	-24	-6%
45 to 49	479	437	390	449	452	-27	-6%
50 to 54	372	377	374	386	375	3	1%
55 to 59	295	365	336	309	344	49	17%
60 to 61	80	123	120	105	116	36	45%
62 to 64	80	146	164	160	166	86	108%
65 to 69	108	184	228	224	219	111	103%
70 to 74	106	162	222	228	240	134	126%
75 to 79	66	78	138	175	181	115	174%
80 to 84	50	55	82	119	132	82	164%
85 and over	71	94	105	163	219	148	208%
Median Age	33.9	36.5	38.4	39.8	41.4	7.5	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,088	5,158	5,224	5,318	5,396	308	6%
Hispanic	1,298	1,498	1,651	1,843	2,048	750	58%
Non-Hispanic	3,790	3,660	3,573	3,475	3,348	-442	-12%
White	894	785	703	617	515	-379	-42%
Black	1,137	1,067	981	874	764	-373	-33%
American Indian	10	14	14	14	15	5	50%
Asian	1,395	1,429	1,476	1,534	1,583	188	13%
Hawaiian / Pacific Islander	60	55	49	47	47	-13	-22%
Other	12	16	20	23	26	14	117%
Two or More Races	282	294	330	366	398	116	41%

GROWTH TRENDS IN TOTAL POPULATION



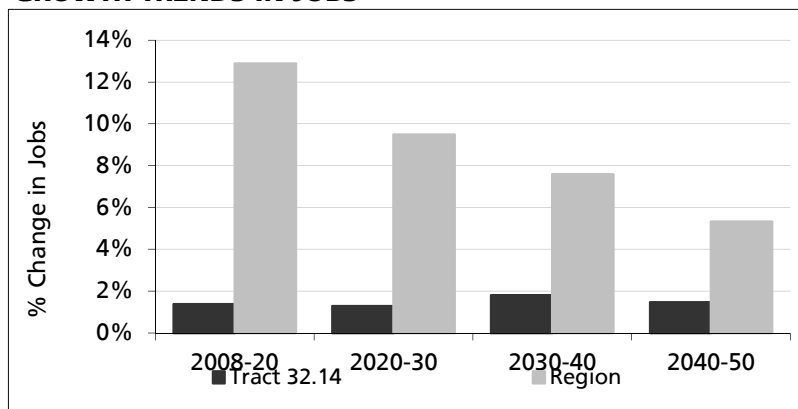
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	146	166	176	176	177	31	21%
Civilian Jobs	146	166	176	176	177	31	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	330	330	330	330	330	0	0%
Developed Acres	325	328	330	330	330	5	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	103	103	103	103	103	0	0%
Multiple Family	26	26	26	26	26	0	0%
Mobile Homes	30	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	6	8	8	8	5	159%
Commercial/Services	10	10	10	10	10	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	101	101	101	101	101	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	52	52	52	52	52	0	0%
Vacant Developable Acres	5	2	0	0	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	2	0	0	0	-5	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	10.8	10.0	9.6	9.6	9.7	-1.2	-11%
Residential Density⁴	9.8	9.8	9.8	9.8	9.8	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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).