

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 32.13



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,620	4,674	4,771	4,908	4,984	364	8%
Household Population	4,591	4,624	4,682	4,776	4,822	231	5%
Group Quarters Population	29	50	89	132	162	133	459%
Civilian	29	50	89	132	162	133	459%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,091	1,091	1,091	1,091	1,091	0	0%
Single Family	1,091	1,091	1,091	1,091	1,091	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,054	1,063	1,066	1,066	1,068	14	1%
Single Family	1,054	1,063	1,066	1,066	1,068	14	1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.4%	2.6%	2.3%	2.3%	2.1%	-1.3	-38%
Single Family	3.4%	2.6%	2.3%	2.3%	2.1%	-1.3	-38%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.36	4.35	4.39	4.48	4.51	0.15	3%

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	24	18	8	4	3	-21	-88%
\$15,000-\$29,999	52	43	38	33	31	-21	-40%
\$30,000-\$44,999	108	94	78	67	62	-46	-43%
\$45,000-\$59,999	226	220	201	183	173	-53	-23%
\$60,000-\$74,999	168	150	149	143	139	-29	-17%
\$75,000-\$99,999	193	258	297	322	332	139	72%
\$100,000-\$124,999	138	144	149	161	172	34	25%
\$125,000-\$149,999	67	78	78	78	78	11	16%
\$150,000-\$199,999	44	49	54	54	54	10	23%
\$200,000 or more	34	9	14	21	24	-10	-29%
Total Households	1,054	1,063	1,066	1,066	1,068	14	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$70,446	\$75,630	\$79,966	\$82,997	\$84,488	\$14,042	20%

***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.

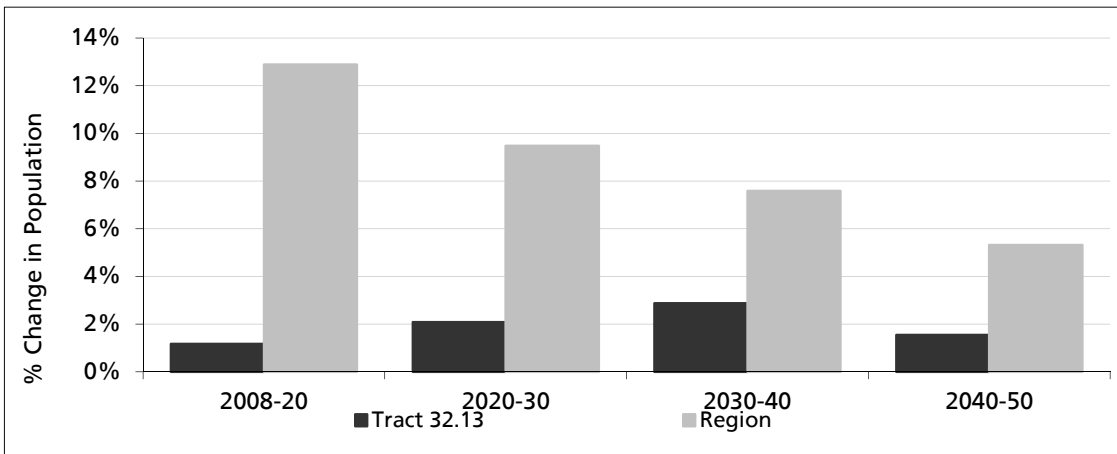
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,620	4,674	4,771	4,908	4,984	364	8%
Under 5	220	188	168	170	166	-54	-25%
5 to 9	233	246	217	211	217	-16	-7%
10 to 14	265	304	265	254	264	-1	0%
15 to 17	216	194	204	184	186	-30	-14%
18 to 19	167	116	137	125	123	-44	-26%
20 to 24	402	318	367	340	332	-70	-17%
25 to 29	387	324	318	332	315	-72	-19%
30 to 34	286	267	229	265	246	-40	-14%
35 to 39	216	187	185	180	178	-38	-18%
40 to 44	290	249	252	237	261	-29	-10%
45 to 49	399	368	344	352	367	-32	-8%
50 to 54	468	451	430	437	408	-60	-13%
55 to 59	345	408	385	364	366	21	6%
60 to 61	132	183	179	195	207	75	57%
62 to 64	128	213	218	222	227	99	77%
65 to 69	110	193	221	217	210	100	91%
70 to 74	112	160	218	227	238	126	113%
75 to 79	93	105	179	219	215	122	131%
80 to 84	78	87	128	179	191	113	145%
85 and over	73	113	127	198	267	194	266%
Median Age	38.1	43.9	45.6	47.2	47.8	9.7	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,620	4,674	4,771	4,908	4,984	364	8%
Hispanic	619	706	771	853	931	312	50%
Non-Hispanic	4,001	3,968	4,000	4,055	4,053	52	1%
White	345	297	264	230	191	-154	-45%
Black	388	359	328	290	248	-140	-36%
American Indian	9	13	14	14	14	5	56%
Asian	2,960	2,997	3,071	3,175	3,231	271	9%
Hawaiian / Pacific Islander	71	60	54	51	51	-20	-28%
Other	16	21	25	28	31	15	94%
Two or More Races	212	221	244	267	287	75	35%

GROWTH TRENDS IN TOTAL POPULATION



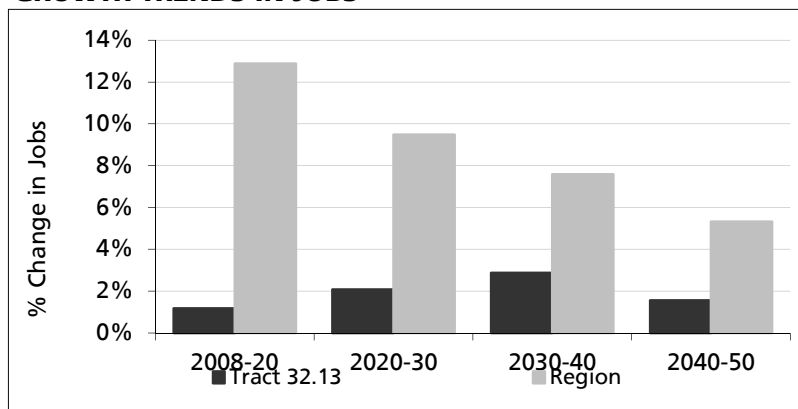
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	178	198	265	295	317	139	78%
Civilian Jobs	178	198	265	295	317	139	78%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	309	309	309	309	309	0	0%
Developed Acres	294	296	304	307	309	15	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	177	177	177	177	177	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	2	10	13	15	15	--
Roads and Freeways	81	81	81	81	81	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	36	36	36	36	36	0	0%
Vacant Developable Acres	15	13	6	2	0	-15	-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	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	15	13	6	2	0	-15	-100%
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	--	89.2	27.5	22.7	20.6	--	--
Residential Density⁴	6.2	6.2	6.2	6.2	6.2	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).