

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.13



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,387	5,446	5,419	5,407	5,404	17	0%
Household Population	5,375	5,429	5,390	5,365	5,355	-20	0%
Group Quarters Population	12	17	29	42	49	37	308%
Civilian	12	17	29	42	49	37	308%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,277	1,277	1,277	1,277	1,280	3	0%
Single Family	1,277	1,277	1,277	1,277	1,280	3	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,198	1,225	1,232	1,235	1,238	40	3%
Single Family	1,198	1,225	1,232	1,235	1,238	40	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.2%	4.1%	3.5%	3.3%	3.3%	-2.9	-47%
Single Family	6.2%	4.1%	3.5%	3.3%	3.3%	-2.9	-47%
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	4.49	4.43	4.38	4.34	4.33	-0.16	-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	60	54	48	44	44	-16	-27%
\$15,000-\$29,999	185	183	176	171	166	-19	-10%
\$30,000-\$44,999	150	153	153	151	148	-2	-1%
\$45,000-\$59,999	218	221	221	221	221	3	1%
\$60,000-\$74,999	221	224	224	224	224	3	1%
\$75,000-\$99,999	183	193	194	194	194	11	6%
\$100,000-\$124,999	102	112	127	138	147	45	44%
\$125,000-\$149,999	41	44	47	50	52	11	27%
\$150,000-\$199,999	38	41	42	42	42	4	11%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	1,198	1,225	1,232	1,235	1,238	40	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$59,037	\$60,100	\$61,205	\$62,042	\$62,679	\$3,642	6%

***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.

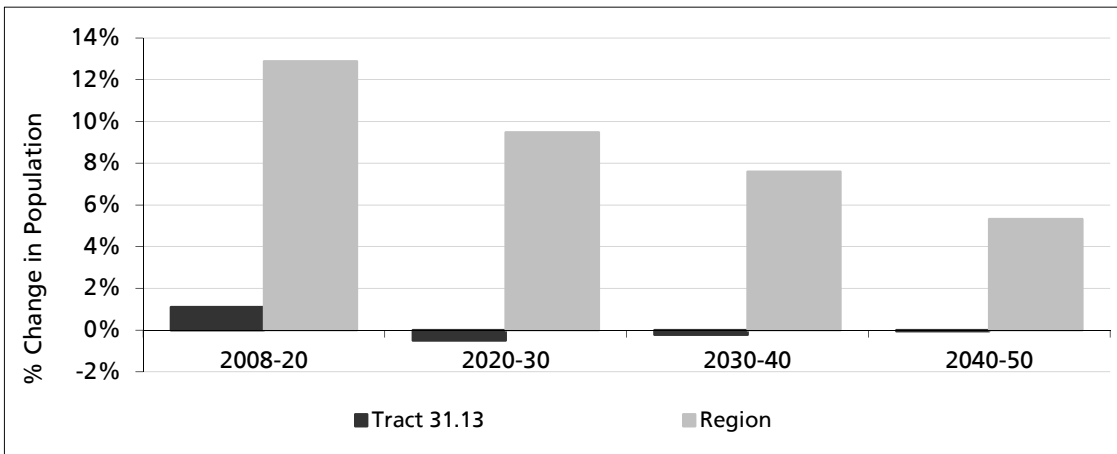
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,387	5,446	5,419	5,407	5,404	17	0%
Under 5	297	253	233	238	229	-68	-23%
5 to 9	276	298	266	280	283	7	3%
10 to 14	346	379	330	311	319	-27	-8%
15 to 17	280	240	246	235	235	-45	-16%
18 to 19	222	163	171	157	150	-72	-32%
20 to 24	522	440	475	437	420	-102	-20%
25 to 29	466	450	441	429	426	-40	-9%
30 to 34	333	301	258	304	286	-47	-14%
35 to 39	284	242	232	229	245	-39	-14%
40 to 44	321	276	257	226	271	-50	-16%
45 to 49	394	348	306	314	316	-78	-20%
50 to 54	474	467	445	452	414	-60	-13%
55 to 59	384	462	416	379	395	11	3%
60 to 61	154	206	190	190	199	45	29%
62 to 64	124	207	207	195	195	71	57%
65 to 69	158	266	316	288	260	102	65%
70 to 74	143	203	273	273	268	125	87%
75 to 79	104	115	187	221	218	114	110%
80 to 84	75	87	122	174	180	105	140%
85 and over	30	43	48	75	95	65	217%
Median Age	34.3	39.1	41.1	41.8	42.0	7.7	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,387	5,446	5,419	5,407	5,404	17	0%
Hispanic	869	995	1,067	1,157	1,247	378	43%
Non-Hispanic	4,518	4,451	4,352	4,250	4,157	-361	-8%
White	245	213	186	156	126	-119	-49%
Black	928	860	770	664	563	-365	-39%
American Indian	5	7	7	7	7	2	40%
Asian	2,970	3,003	3,006	3,025	3,043	73	2%
Hawaiian / Pacific Islander	101	87	77	70	68	-33	-33%
Other	17	23	27	30	33	16	94%
Two or More Races	252	258	279	298	317	65	26%

GROWTH TRENDS IN TOTAL POPULATION



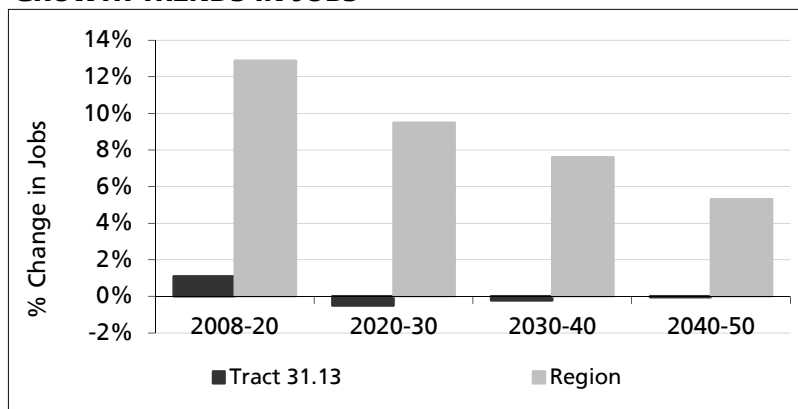
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	216	216	216	216	216	0	0%
Civilian Jobs	216	216	216	216	216	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	390	390	390	390	390	0	0%
Developed Acres	372	372	372	372	373	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	230	230	230	230	231	1	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	4	4	4	4	4	0	0%
Commercial/Services	10	10	10	10	10	0	0%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	35	35	35	35	35	0	0%
Vacant Developable Acres	17	17	17	17	16	-1	-4%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	17	17	17	17	16	-1	-4%
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	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	8.3	8.3	8.3	8.3	8.3	0.0	0%
Residential Density⁴	5.5	5.5	5.5	5.5	5.5	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).