

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 32.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,939	5,735	5,841	6,032	6,146	207	3%
Household Population	5,939	5,735	5,841	6,032	6,146	207	3%
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	2,171	2,095	2,095	2,095	2,095	-76	-4%
Single Family	1,379	1,421	1,421	1,421	1,421	42	3%
Multiple Family	792	674	674	674	674	-118	-15%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,123	2,029	2,035	2,036	2,040	-83	-4%
Single Family	1,368	1,375	1,377	1,378	1,382	14	1%
Multiple Family	755	654	658	658	658	-97	-13%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.2%	3.2%	2.9%	2.8%	2.6%	0.4	18%
Single Family	0.8%	3.2%	3.1%	3.0%	2.7%	1.9	238%
Multiple Family	4.7%	3.0%	2.4%	2.4%	2.4%	-2.3	-49%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.80	2.83	2.87	2.96	3.01	0.21	8%

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	142	119	99	87	82	-60	-42%
\$15,000-\$29,999	296	243	208	187	172	-124	-42%
\$30,000-\$44,999	348	305	277	260	245	-103	-30%
\$45,000-\$59,999	302	291	271	253	238	-64	-21%
\$60,000-\$74,999	221	200	189	177	170	-51	-23%
\$75,000-\$99,999	313	276	279	271	266	-47	-15%
\$100,000-\$124,999	183	171	175	175	175	-8	-4%
\$125,000-\$149,999	61	105	112	112	112	51	84%
\$150,000-\$199,999	126	165	209	217	222	96	76%
\$200,000 or more	131	154	216	297	358	227	173%
Total Households	2,123	2,029	2,035	2,036	2,040	-83	-4%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,684	\$64,238	\$72,897	\$79,982	\$85,620	\$26,936	46%

***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.

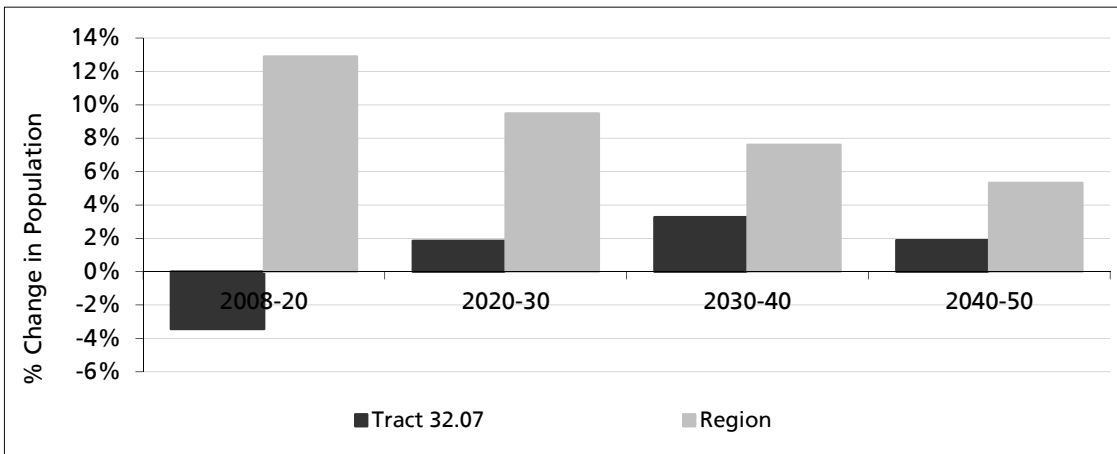
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,939	5,735	5,841	6,032	6,146	207	3%
Under 5	499	412	391	404	394	-105	-21%
5 to 9	275	259	244	253	260	-15	-5%
10 to 14	298	290	264	266	274	-24	-8%
15 to 17	197	161	146	152	161	-36	-18%
18 to 19	132	99	97	96	106	-26	-20%
20 to 24	431	332	363	347	355	-76	-18%
25 to 29	415	408	384	375	383	-32	-8%
30 to 34	428	378	337	370	354	-74	-17%
35 to 39	417	330	358	361	362	-55	-13%
40 to 44	403	327	321	296	352	-51	-13%
45 to 49	411	345	291	343	355	-56	-14%
50 to 54	408	371	361	388	361	-47	-12%
55 to 59	401	454	433	404	478	77	19%
60 to 61	177	211	197	188	212	35	20%
62 to 64	189	273	251	261	268	79	42%
65 to 69	272	402	447	415	375	103	38%
70 to 74	224	335	443	428	418	194	87%
75 to 79	181	185	295	352	322	141	78%
80 to 84	96	75	119	164	139	43	45%
85 and over	85	88	99	169	217	132	155%
Median Age	38.5	43.0	45.3	46.4	46.0	7.5	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,939	5,735	5,841	6,032	6,146	207	3%
Hispanic	2,117	2,338	2,599	2,942	3,279	1,162	55%
Non-Hispanic	3,822	3,397	3,242	3,090	2,867	-955	-25%
White	2,443	2,058	1,859	1,653	1,391	-1,052	-43%
Black	282	253	234	211	186	-96	-34%
American Indian	33	44	49	51	51	18	55%
Asian	785	765	792	833	863	78	10%
Hawaiian / Pacific Islander	31	25	23	23	23	-8	-26%
Other	17	21	25	28	32	15	88%
Two or More Races	231	231	260	291	321	90	39%

GROWTH TRENDS IN TOTAL POPULATION



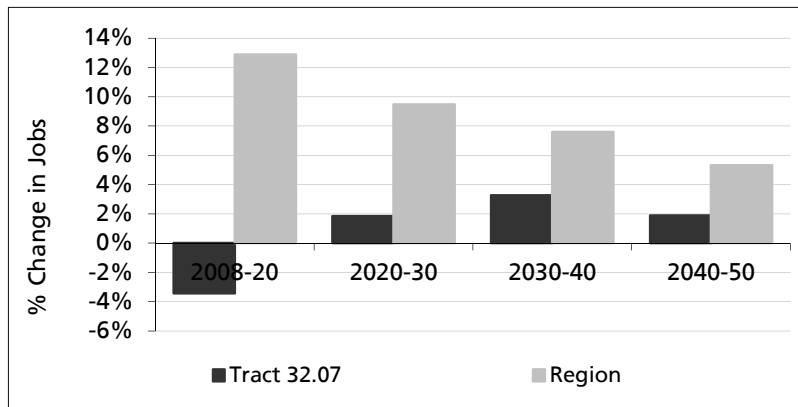
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	613	626	626	626	626	13	2%
Civilian Jobs	613	626	626	626	626	13	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,374	1,374	1,374	1,374	1,374	0	0%
Developed Acres	1,333	1,364	1,364	1,364	1,364	32	2%
Low Density Single Family	2	2	2	2	2	0	0%
Single Family	677	709	709	709	709	32	5%
Multiple Family	40	35	35	35	35	-5	-12%
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	2	2	2	2	2	0	0%
Commercial/Services	152	157	157	157	157	5	3%
Office	3	3	3	3	3	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	204	204	204	204	204	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	254	254	254	254	254	0	0%
Vacant Developable Acres	33	1	1	1	1	-32	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	33	1	1	1	1	-32	-97%
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	8	8	8	8	8	0	0%
Employment Density³	3.9	3.9	3.9	3.9	3.9	0.0	-1%
Residential Density⁴	3.0	2.8	2.8	2.8	2.8	-0.2	-7%

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).