

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.11



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,227	6,528	6,541	8,283	8,724	2,497	40%
Household Population	6,181	6,457	6,429	8,127	8,537	2,356	38%
Group Quarters Population	46	71	112	156	187	141	307%
Civilian	46	71	112	156	187	141	307%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,669	1,700	1,705	2,155	2,265	596	36%
Single Family	1,168	1,199	1,204	761	758	-410	-35%
Multiple Family	406	501	501	1,394	1,507	1,101	271%
Mobile Homes	95	0	0	0	0	-95	-100%
Occupied Housing Units	1,532	1,617	1,630	2,072	2,188	656	43%
Single Family	1,062	1,140	1,153	720	717	-345	-32%
Multiple Family	381	477	477	1,352	1,471	1,090	286%
Mobile Homes	89	0	0	0	0	-89	-100%
Vacancy Rate	8.2%	4.9%	4.4%	3.9%	3.4%	-4.8	-59%
Single Family	9.1%	4.9%	4.2%	5.4%	5.4%	-3.7	-41%
Multiple Family	6.2%	4.8%	4.8%	3.0%	2.4%	-3.8	-61%
Mobile Homes	6.3%	0.0%	0.0%	0.0%	0.0%	-6.3	-100%
Persons per Household	4.03	3.99	3.94	3.92	3.90	-0.13	-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	392	372	340	310	288	-104	-27%
\$15,000-\$29,999	347	341	326	310	296	-51	-15%
\$30,000-\$44,999	251	246	243	240	237	-14	-6%
\$45,000-\$59,999	226	227	227	253	257	31	14%
\$60,000-\$74,999	114	127	129	183	188	74	65%
\$75,000-\$99,999	79	130	137	256	280	201	254%
\$100,000-\$124,999	51	82	108	230	272	221	433%
\$125,000-\$149,999	34	45	70	129	165	131	385%
\$150,000-\$199,999	35	45	47	111	143	108	309%
\$200,000 or more	3	2	3	50	62	59	1967%
Total Households	1,532	1,617	1,630	2,072	2,188	656	43%
Median Household Income							
Adjusted for inflation (\$1999)	\$31,614	\$35,823	\$39,198	\$55,435	\$61,277	\$29,663	94%

***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.

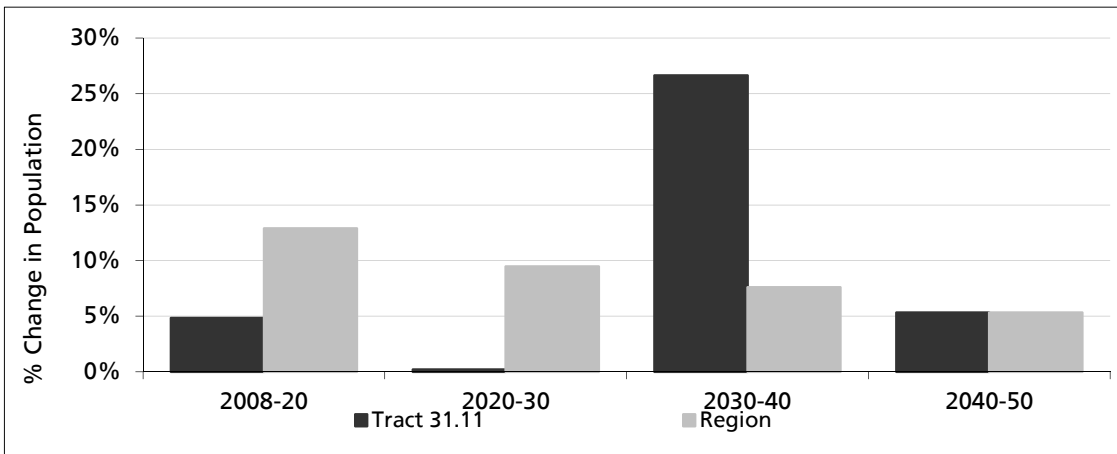
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,227	6,528	6,541	8,283	8,724	2,497	40%
Under 5	529	503	481	592	588	59	11%
5 to 9	398	434	399	503	513	115	29%
10 to 14	533	553	512	625	656	123	23%
15 to 17	430	390	385	472	496	66	15%
18 to 19	297	261	270	318	334	37	12%
20 to 24	679	639	702	827	850	171	25%
25 to 29	539	576	546	701	708	169	31%
30 to 34	451	429	372	556	565	114	25%
35 to 39	397	346	363	440	511	114	29%
40 to 44	418	390	379	437	554	136	33%
45 to 49	367	359	317	454	466	99	27%
50 to 54	353	384	357	455	442	89	25%
55 to 59	270	371	347	399	464	194	72%
60 to 61	63	93	87	103	121	58	92%
62 to 64	111	210	229	301	320	209	188%
65 to 69	138	243	309	383	381	243	176%
70 to 74	121	187	262	330	328	207	171%
75 to 79	52	61	99	157	144	92	177%
80 to 84	47	47	69	123	139	92	196%
85 and over	34	52	56	107	144	110	324%
Median Age	27.3	29.2	29.8	30.9	31.9	4.6	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,227	6,528	6,541	8,283	8,724	2,497	40%
Hispanic	2,444	2,834	3,036	4,138	4,665	2,221	91%
Non-Hispanic	3,783	3,694	3,505	4,145	4,059	276	7%
White	241	212	185	198	168	-73	-30%
Black	1,800	1,696	1,515	1,647	1,464	-336	-19%
American Indian	21	29	33	40	40	19	90%
Asian	1,365	1,401	1,404	1,779	1,865	500	37%
Hawaiian / Pacific Islander	96	84	71	82	81	-15	-16%
Other	6	8	10	13	14	8	133%
Two or More Races	254	264	287	386	427	173	68%

GROWTH TRENDS IN TOTAL POPULATION



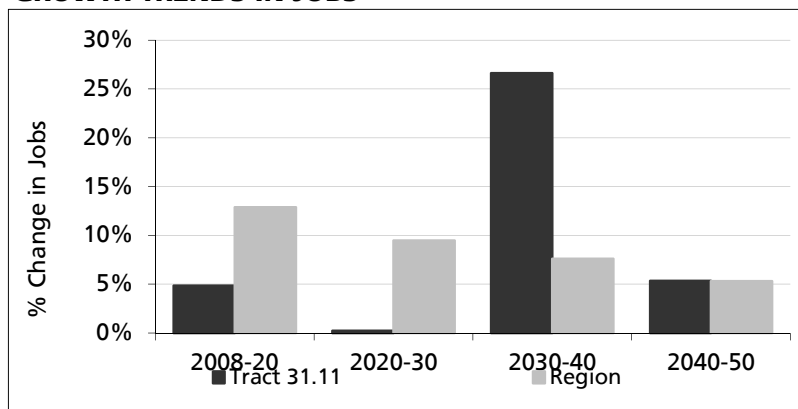
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	498	512	513	522	522	24	5%
Civilian Jobs	498	512	513	522	522	24	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	356	356	356	356	356	0	0%
Developed Acres	339	351	352	352	355	16	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	187	194	196	144	143	-44	-23%
Multiple Family	16	22	22	75	79	63	383%
Mobile Homes	5	0	0	0	0	-5	-100%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	5	9	9	7	7	3	59%
Commercial/Services	8	8	8	8	8	0	-4%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	77	77	77	77	77	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	22	22	22	22	22	0	0%
Vacant Developable Acres	17	5	4	4	1	-16	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	9	2	0	0	0	-9	-96%
Multiple Family	3	3	3	3	0	-3	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	0	0	0	0	-4	-91%
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	16.2	14.6	14.6	15.7	15.7	-0.5	-3%
Residential Density⁴	8.0	7.8	7.8	9.8	10.1	2.2	27%

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).