

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 34.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,202	4,487	4,632	4,714	4,758	556	13%
Household Population	4,150	4,395	4,453	4,433	4,414	264	6%
Group Quarters Population	52	92	179	281	344	292	562%
Civilian	52	92	179	281	344	292	562%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,083	1,142	1,142	1,145	1,145	62	6%
Single Family	1,002	1,037	1,037	1,038	1,038	36	4%
Multiple Family	81	105	105	107	107	26	32%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,032	1,085	1,096	1,095	1,095	63	6%
Single Family	959	991	1,003	1,004	1,004	45	5%
Multiple Family	73	94	93	91	91	18	25%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.7%	5.0%	4.0%	4.4%	4.4%	-0.3	-6%
Single Family	4.3%	4.4%	3.3%	3.3%	3.3%	-1.0	-23%
Multiple Family	9.9%	10.5%	11.4%	15.0%	15.0%	5.1	52%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.02	4.05	4.06	4.05	4.03	0.01	0%

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	219	182	158	133	119	-100	-46%
\$15,000-\$29,999	362	362	357	339	323	-39	-11%
\$30,000-\$44,999	148	158	158	158	158	10	7%
\$45,000-\$59,999	161	179	179	178	178	17	11%
\$60,000-\$74,999	44	73	74	75	75	31	70%
\$75,000-\$99,999	61	95	125	138	138	77	126%
\$100,000-\$124,999	7	16	25	46	69	62	886%
\$125,000-\$149,999	16	16	16	24	31	15	94%
\$150,000-\$199,999	0	2	2	2	2	2	0%
\$200,000 or more	14	2	2	2	2	-12	-86%
Total Households	1,032	1,085	1,096	1,095	1,095	63	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$27,307	\$29,938	\$33,133	\$37,168	\$40,016	\$12,709	47%

***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.

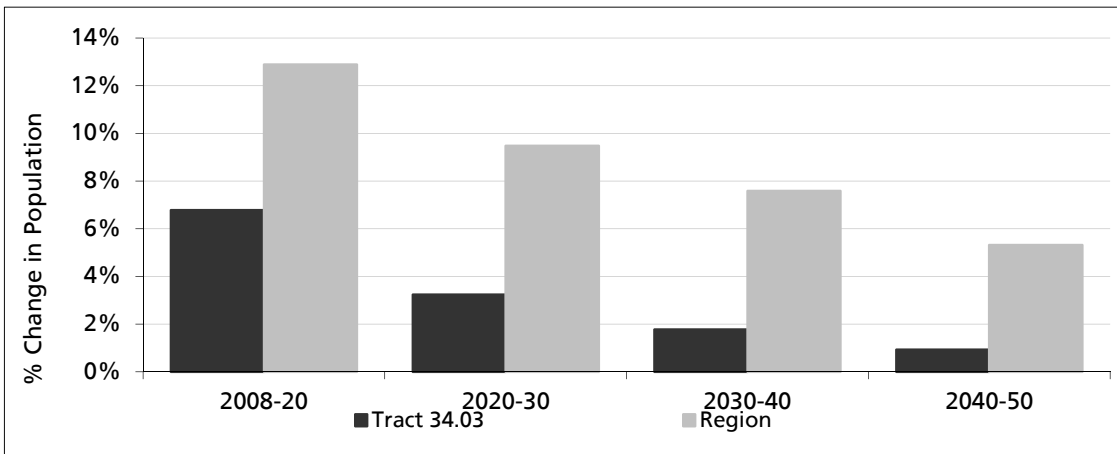
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,202	4,487	4,632	4,714	4,758	556	13%
Under 5	332	309	284	276	250	-82	-25%
5 to 9	317	366	325	318	304	-13	-4%
10 to 14	329	372	340	325	329	0	0%
15 to 17	232	208	212	198	197	-35	-15%
18 to 19	179	147	162	143	141	-38	-21%
20 to 24	396	334	406	378	362	-34	-9%
25 to 29	350	344	317	329	302	-48	-14%
30 to 34	360	331	279	343	325	-35	-10%
35 to 39	292	260	270	253	262	-30	-10%
40 to 44	280	300	289	248	306	26	9%
45 to 49	249	278	254	265	261	12	5%
50 to 54	206	243	245	233	208	2	1%
55 to 59	132	205	221	205	228	96	73%
60 to 61	33	54	60	58	62	29	88%
62 to 64	58	111	124	129	127	69	119%
65 to 69	98	164	211	207	193	95	97%
70 to 74	97	140	199	215	217	120	124%
75 to 79	108	129	200	254	262	154	143%
80 to 84	69	72	101	139	147	78	113%
85 and over	85	120	133	198	275	190	224%
Median Age	29.5	32.5	34.8	35.9	38.2	8.7	29%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,202	4,487	4,632	4,714	4,758	556	13%
Hispanic	2,804	3,158	3,373	3,563	3,713	909	32%
Non-Hispanic	1,398	1,329	1,259	1,151	1,045	-353	-25%
White	102	87	76	62	48	-54	-53%
Black	694	638	571	481	397	-297	-43%
American Indian	4	5	5	5	5	1	25%
Asian	438	440	443	434	423	-15	-3%
Hawaiian / Pacific Islander	40	36	32	31	29	-11	-28%
Other	0	0	0	0	0	0	0%
Two or More Races	120	123	132	138	143	23	19%

GROWTH TRENDS IN TOTAL POPULATION



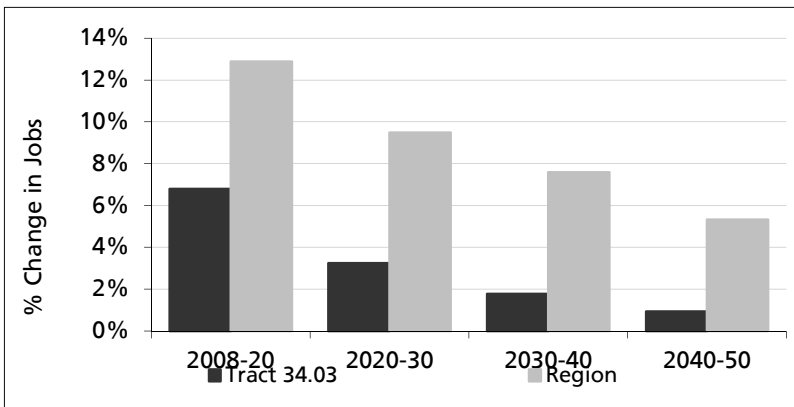
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,359	2,492	2,583	2,586	2,586	227	10%
Civilian Jobs	2,359	2,492	2,583	2,586	2,586	227	10%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	326	326	326	326	326	0	0%
Developed Acres	316	325	325	325	325	8	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	104	108	108	108	108	4	4%
Multiple Family	5	8	8	8	8	3	55%
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	--
Industrial	48	48	48	48	48	0	0%
Commercial/Services	24	26	26	26	26	1	5%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	129	129	129	129	129	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	0	0%
Vacant Developable Acres	9	1	1	1	1	-8	-92%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	1	1	1	1	-4	-85%
Multiple Family	3	0	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	0	-1	-100%
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	32.6	33.8	35.1	35.1	35.1	2.6	8%
Residential Density⁴	9.9	9.8	9.8	9.9	9.9	-0.1	-1%

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).