

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 39.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,853	4,869	4,814	4,965	4,995	142	3%
Household Population	4,853	4,869	4,814	4,965	4,995	142	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	1,216	1,216	1,210	1,259	1,268	52	4%
Single Family	859	859	767	712	717	-142	-17%
Multiple Family	357	357	443	547	551	194	54%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,133	1,134	1,123	1,158	1,171	38	3%
Single Family	796	810	728	674	681	-115	-14%
Multiple Family	337	324	395	484	490	153	45%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.8%	6.7%	7.2%	8.0%	7.6%	0.8	12%
Single Family	7.3%	5.7%	5.1%	5.3%	5.0%	-2.3	-32%
Multiple Family	5.6%	9.2%	10.8%	11.5%	11.1%	5.5	98%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.28	4.29	4.29	4.29	4.27	-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	313	265	228	183	151	-162	-52%
\$15,000-\$29,999	394	389	368	339	305	-89	-23%
\$30,000-\$44,999	197	189	182	186	186	-11	-6%
\$45,000-\$59,999	73	91	105	117	121	48	66%
\$60,000-\$74,999	54	88	112	149	177	123	228%
\$75,000-\$99,999	19	40	56	83	103	84	442%
\$100,000-\$124,999	41	51	53	62	68	27	66%
\$125,000-\$149,999	27	21	19	27	41	14	52%
\$150,000-\$199,999	0	0	0	12	19	19	0%
\$200,000 or more	15	0	0	0	0	-15	-100%
Total Households	1,133	1,134	1,123	1,158	1,171	38	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$24,651	\$26,645	\$28,594	\$34,597	\$40,444	\$15,793	64%

***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.

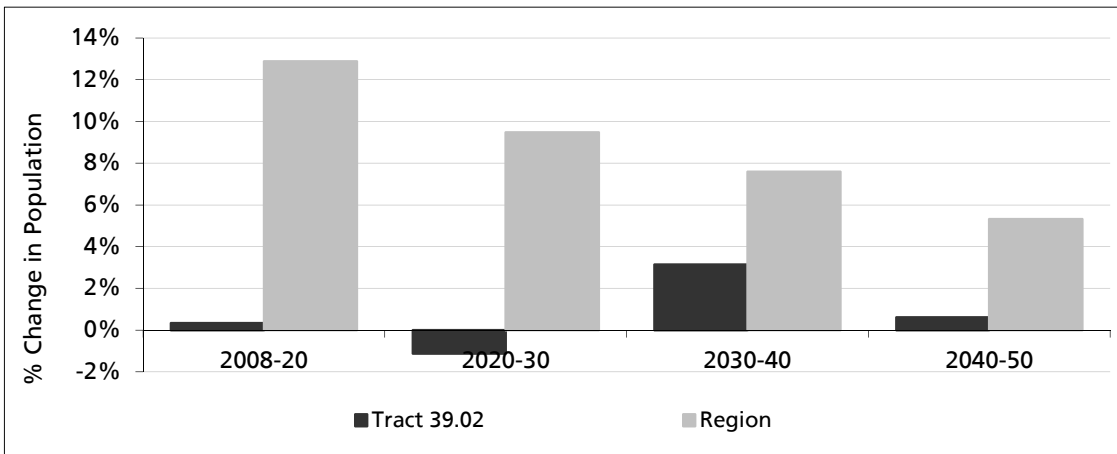
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,853	4,869	4,814	4,965	4,995	142	3%
Under 5	548	505	480	489	463	-85	-16%
5 to 9	423	504	452	465	446	23	5%
10 to 14	440	498	455	450	455	15	3%
15 to 17	339	301	304	286	294	-45	-13%
18 to 19	187	149	177	165	170	-17	-9%
20 to 24	400	318	410	397	392	-8	-2%
25 to 29	465	442	404	445	419	-46	-10%
30 to 34	486	413	327	416	399	-87	-18%
35 to 39	432	372	371	352	375	-57	-13%
40 to 44	307	309	280	244	306	-1	0%
45 to 49	282	309	273	303	301	19	7%
50 to 54	204	249	257	254	224	20	10%
55 to 59	142	206	223	210	237	95	67%
60 to 61	45	73	93	105	112	67	149%
62 to 64	49	84	103	120	118	69	141%
65 to 69	43	69	98	116	111	68	158%
70 to 74	29	37	58	75	82	53	183%
75 to 79	13	13	24	34	39	26	200%
80 to 84	14	12	18	29	36	22	157%
85 and over	5	6	7	10	16	11	220%
Median Age	26.0	26.8	26.6	27.6	28.3	2.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,853	4,869	4,814	4,965	4,995	142	3%
Hispanic	4,381	4,476	4,466	4,655	4,714	333	8%
Non-Hispanic	472	393	348	310	281	-191	-40%
White	0	0	0	0	0	0	0%
Black	353	288	248	213	183	-170	-48%
American Indian	9	7	6	6	6	-3	-33%
Asian	53	49	46	45	46	-7	-13%
Hawaiian / Pacific Islander	10	10	10	9	9	-1	-10%
Other	20	15	13	13	13	-7	-35%
Two or More Races	27	24	25	24	24	-3	-11%

GROWTH TRENDS IN TOTAL POPULATION



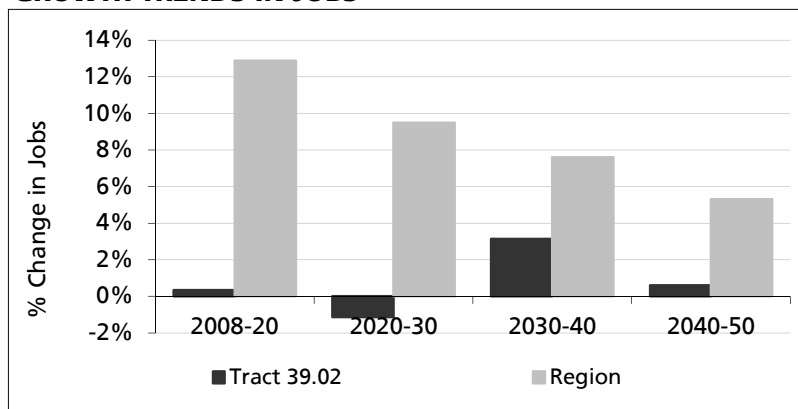
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,411	1,414	1,695	1,708	1,711	300	21%
Civilian Jobs	1,411	1,414	1,695	1,708	1,711	300	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	295	295	295	295	295	0	0%
Developed Acres	286	286	292	294	295	9	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	70	70	63	57	58	-12	-17%
Multiple Family	9	9	17	23	23	14	160%
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	13	13	10	10	10	-4	-28%
Commercial/Services	18	18	28	28	28	10	52%
Office	0	0	0	0	0	0	0%
Schools	27	27	27	27	27	0	0%
Roads and Freeways	124	124	124	124	124	0	0%
Agricultural and Extractive ²	3	3	0	0	0	-3	-100%
Parks and Military Use	21	21	24	24	24	3	15%
Vacant Developable Acres	10	10	3	1	0	-9	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	0	-1	-89%
Multiple Family	5	5	1	0	0	-4	-96%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	3	3	0	0	0	-3	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	23.8	23.8	26.1	26.2	26.2	2.4	10%
Residential Density⁴	15.4	15.4	15.2	15.6	15.5	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).