

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,839	4,033	4,008	4,018	4,024	185	5%
Household Population	3,811	3,993	3,953	3,936	3,923	112	3%
Group Quarters Population	28	40	55	82	101	73	261%
Civilian	28	40	55	82	101	73	261%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,086	1,126	1,126	1,126	1,126	40	4%
Single Family	1,086	1,126	1,126	1,126	1,126	40	4%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,043	1,102	1,105	1,107	1,108	65	6%
Single Family	1,043	1,102	1,105	1,107	1,108	65	6%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.0%	2.1%	1.9%	1.7%	1.6%	-2.4	-60%
Single Family	4.0%	2.1%	1.9%	1.7%	1.6%	-2.4	-60%
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	3.65	3.62	3.58	3.56	3.54	-0.11	-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	105	99	87	76	68	-37	-35%
\$15,000-\$29,999	208	204	186	174	164	-44	-21%
\$30,000-\$44,999	230	230	229	228	228	-2	-1%
\$45,000-\$59,999	201	211	211	211	211	10	5%
\$60,000-\$74,999	142	145	147	148	148	6	4%
\$75,000-\$99,999	124	153	159	159	159	35	28%
\$100,000-\$124,999	16	35	45	53	55	39	244%
\$125,000-\$149,999	7	9	25	37	49	42	600%
\$150,000-\$199,999	10	16	16	21	26	16	160%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	1,043	1,102	1,105	1,107	1,108	65	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,598	\$46,280	\$48,590	\$50,367	\$51,682	\$8,084	19%

***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.

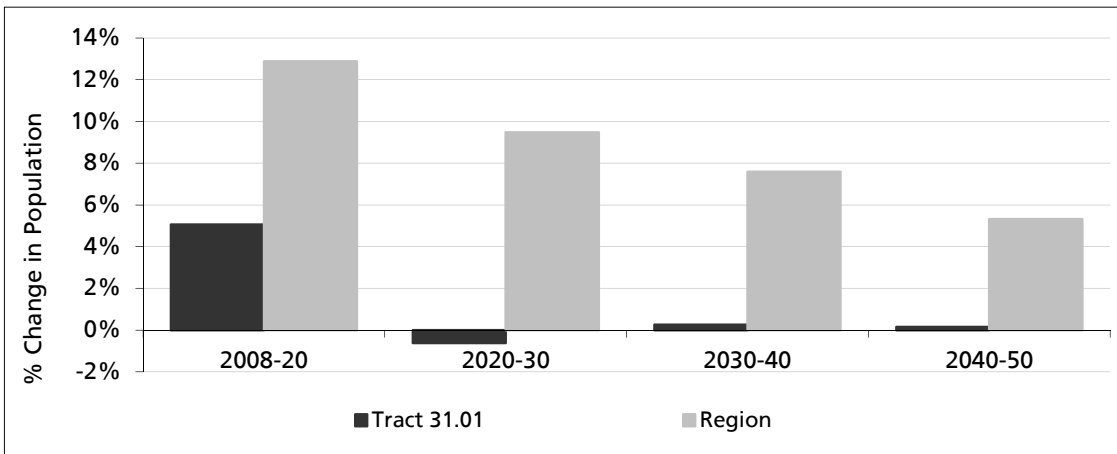
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,839	4,033	4,008	4,018	4,024	185	5%
Under 5	373	363	334	318	305	-68	-18%
5 to 9	268	283	265	255	258	-10	-4%
10 to 14	332	333	304	303	310	-22	-7%
15 to 17	269	233	216	200	201	-68	-25%
18 to 19	162	141	126	121	121	-41	-25%
20 to 24	428	405	422	402	397	-31	-7%
25 to 29	366	424	361	364	354	-12	-3%
30 to 34	249	237	219	239	240	-9	-4%
35 to 39	210	149	176	151	163	-47	-22%
40 to 44	173	140	140	127	152	-21	-12%
45 to 49	185	154	124	155	146	-39	-21%
50 to 54	212	227	200	212	212	0	0%
55 to 59	176	259	230	201	253	77	44%
60 to 61	44	75	73	64	71	27	61%
62 to 64	56	104	107	104	108	52	93%
65 to 69	127	215	279	234	200	73	57%
70 to 74	64	97	154	151	133	69	108%
75 to 79	53	67	109	142	113	60	113%
80 to 84	75	100	138	226	221	146	195%
85 and over	17	27	31	49	66	49	288%
Median Age	26.2	28.0	29.7	31.0	31.4	5.2	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,839	4,033	4,008	4,018	4,024	185	5%
Hispanic	1,243	1,489	1,634	1,834	2,038	795	64%
Non-Hispanic	2,596	2,544	2,374	2,184	1,986	-610	-23%
White	120	110	99	85	71	-49	-41%
Black	2,119	2,061	1,886	1,695	1,488	-631	-30%
American Indian	4	6	6	6	6	2	50%
Asian	138	145	148	152	157	19	14%
Hawaiian / Pacific Islander	89	81	74	69	69	-20	-22%
Other	22	29	35	39	43	21	95%
Two or More Races	104	112	126	138	152	48	46%

GROWTH TRENDS IN TOTAL POPULATION



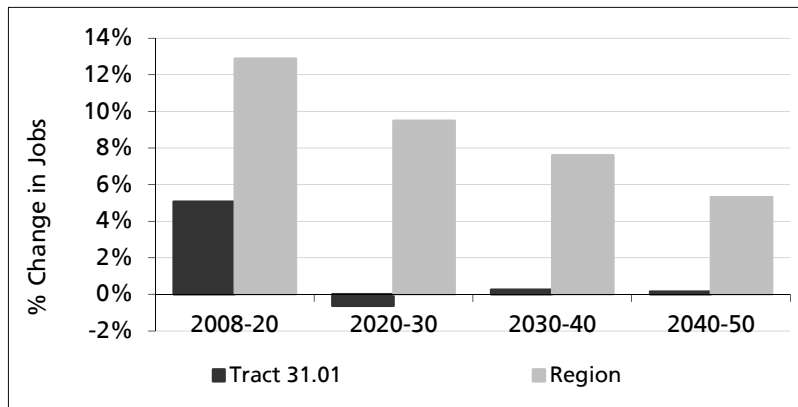
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	140	140	140	140	140	0	0%
Civilian Jobs	140	140	140	140	140	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	255	255	255	255	255	0	0%
Developed Acres	247	254	254	254	254	8	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	184	192	192	192	192	8	4%
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	0	0	0	0	0	0	0%
Commercial/Services	2	2	2	2	2	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	60	60	60	60	60	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	8	0	0	0	0	-8	-94%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	0	0	0	0	-8	-100%
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	57.2	57.2	57.2	57.2	57.2	0.0	0%
Residential Density⁴	5.9	5.9	5.9	5.9	5.9	0.0	-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).