

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 33.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,780	6,390	6,399	6,864	6,963	1,183	20%
Household Population	5,736	6,305	6,250	6,657	6,683	947	17%
Group Quarters Population	44	85	149	207	280	236	536%
Civilian	44	85	149	207	280	236	536%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,590	1,770	1,770	1,901	1,913	323	20%
Single Family	717	752	752	719	731	14	2%
Multiple Family	873	1,018	1,018	1,182	1,182	309	35%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,535	1,700	1,707	1,831	1,846	311	20%
Single Family	693	706	713	680	694	1	0%
Multiple Family	842	994	994	1,151	1,152	310	37%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.5%	4.0%	3.6%	3.7%	3.5%	0.0	0%
Single Family	3.3%	6.1%	5.2%	5.4%	5.1%	1.8	55%
Multiple Family	3.6%	2.4%	2.4%	2.6%	2.5%	-1.1	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.74	3.71	3.66	3.64	3.62	-0.12	-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	478	442	374	315	280	-198	-41%
\$15,000-\$29,999	415	410	374	343	323	-92	-22%
\$30,000-\$44,999	317	324	321	317	311	-6	-2%
\$45,000-\$59,999	158	194	197	215	216	58	37%
\$60,000-\$74,999	79	109	116	152	170	91	115%
\$75,000-\$99,999	65	144	186	267	308	243	374%
\$100,000-\$124,999	11	48	80	123	127	116	1055%
\$125,000-\$149,999	0	21	39	45	47	47	0%
\$150,000-\$199,999	1	5	16	47	56	55	5500%
\$200,000 or more	11	3	4	7	8	-3	-27%
Total Households	1,535	1,700	1,707	1,831	1,846	311	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$25,464	\$29,927	\$34,930	\$42,185	\$45,625	\$20,161	79%

***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.

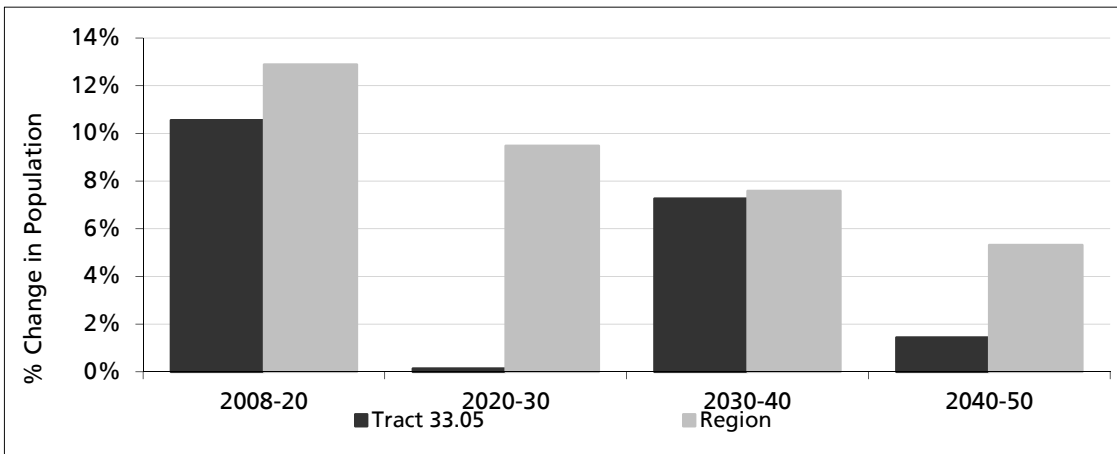
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,780	6,390	6,399	6,864	6,963	1,183	20%
Under 5	602	569	485	516	485	-117	-19%
5 to 9	461	586	517	528	506	45	10%
10 to 14	496	567	490	511	500	4	1%
15 to 17	372	325	319	315	364	-8	-2%
18 to 19	280	231	213	237	259	-21	-8%
20 to 24	527	443	512	519	516	-11	-2%
25 to 29	409	445	423	451	450	41	10%
30 to 34	476	409	384	479	453	-23	-5%
35 to 39	425	404	420	422	494	69	16%
40 to 44	415	491	431	460	471	56	13%
45 to 49	293	355	329	383	409	116	40%
50 to 54	274	281	352	312	312	38	14%
55 to 59	157	291	274	266	308	151	96%
60 to 61	72	81	103	145	145	73	101%
62 to 64	47	171	163	165	150	103	219%
65 to 69	148	240	262	289	236	88	59%
70 to 74	118	196	330	334	293	175	148%
75 to 79	63	139	203	241	248	185	294%
80 to 84	81	83	88	164	168	87	107%
85 and over	64	83	101	127	196	132	206%
Median Age	26.9	30.4	33.1	33.7	34.4	7.5	28%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,780	6,390	6,399	6,864	6,963	1,183	20%
Hispanic	3,051	3,525	3,795	4,378	4,734	1,683	55%
Non-Hispanic	2,729	2,865	2,604	2,486	2,229	-500	-18%
White	146	146	129	109	88	-58	-40%
Black	1,839	1,875	1,647	1,486	1,236	-603	-33%
American Indian	1	13	12	13	12	11	1100%
Asian	535	568	555	595	596	61	11%
Hawaiian / Pacific Islander	93	77	64	55	60	-33	-35%
Other	4	8	6	10	5	1	25%
Two or More Races	111	178	191	218	232	121	109%

GROWTH TRENDS IN TOTAL POPULATION



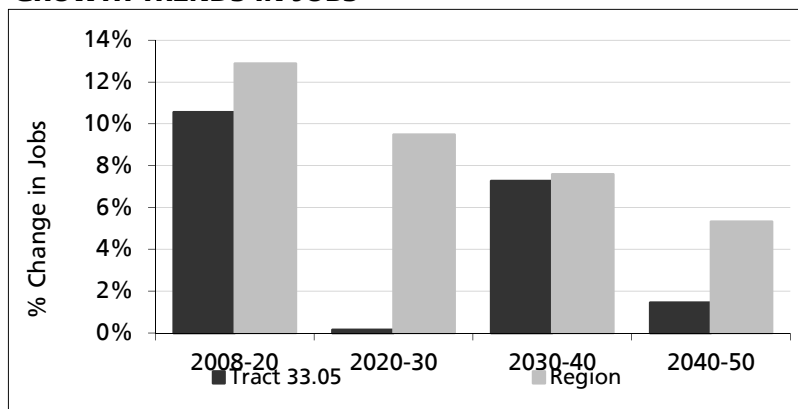
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	602	602	647	721	733	131	22%
Civilian Jobs	602	602	647	721	733	131	22%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	319	319	319	319	319	0	0%
Developed Acres	315	316	317	319	319	4	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	106	108	108	103	103	-4	-3%
Multiple Family	39	44	44	50	50	11	27%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	2	2	2	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	21	16	17	16	16	-4	-21%
Office	0	0	0	0	0	0	0%
Schools	51	51	51	51	51	0	0%
Roads and Freeways	93	93	93	93	93	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	5	0	0%
Vacant Developable Acres	4	3	2	1	0	-4	-95%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-88%
Multiple Family	1	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	2	1	0	0	-2	-99%
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	8.5	9.1	9.6	10.7	10.8	2.4	28%
Residential Density⁴	10.9	11.7	11.7	12.4	12.5	1.6	14%

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).