

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,285	4,400	4,451	4,536	4,563	278	6%
Household Population	4,285	4,400	4,451	4,536	4,563	278	6%
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	1,061	1,096	1,096	1,096	1,096	35	3%
Single Family	1,061	1,096	1,096	1,096	1,096	35	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,034	1,068	1,073	1,075	1,076	42	4%
Single Family	1,034	1,068	1,073	1,075	1,076	42	4%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.5%	2.6%	2.1%	1.9%	1.8%	-0.7	-28%
Single Family	2.5%	2.6%	2.1%	1.9%	1.8%	-0.7	-28%
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	4.14	4.12	4.15	4.22	4.24	0.10	2%

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	113	91	74	58	54	-59	-52%
\$15,000-\$29,999	197	157	130	110	102	-95	-48%
\$30,000-\$44,999	174	157	134	118	113	-61	-35%
\$45,000-\$59,999	182	181	172	162	159	-23	-13%
\$60,000-\$74,999	171	156	156	153	153	-18	-11%
\$75,000-\$99,999	138	152	159	159	159	21	15%
\$100,000-\$124,999	53	110	117	121	121	68	128%
\$125,000-\$149,999	6	55	94	113	113	107	1783%
\$150,000-\$199,999	0	5	33	77	98	98	0%
\$200,000 or more	0	4	4	4	4	4	0%
Total Households	1,034	1,068	1,073	1,075	1,076	42	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$47,720	\$55,691	\$62,548	\$68,775	\$70,784	\$23,064	48%

***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.

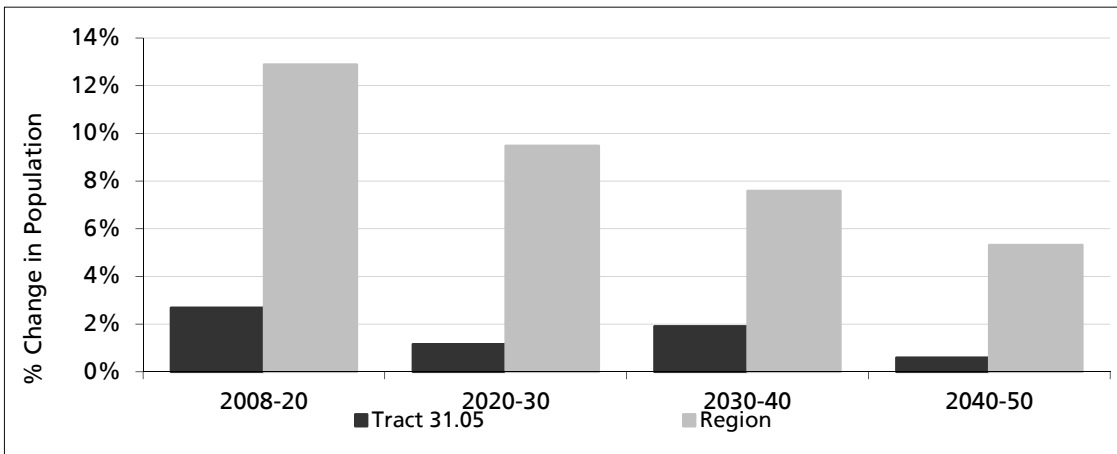
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,285	4,400	4,451	4,536	4,563	278	6%
Under 5	402	385	378	372	358	-44	-11%
5 to 9	229	256	238	243	244	15	7%
10 to 14	363	379	354	355	345	-18	-5%
15 to 17	307	272	271	253	258	-49	-16%
18 to 19	173	150	157	147	146	-27	-16%
20 to 24	479	405	484	455	448	-31	-6%
25 to 29	380	386	356	377	351	-29	-8%
30 to 34	307	279	247	300	291	-16	-5%
35 to 39	287	250	266	263	280	-7	-2%
40 to 44	229	216	208	181	222	-7	-3%
45 to 49	269	267	235	264	265	-4	-1%
50 to 54	261	282	275	281	254	-7	-3%
55 to 59	221	296	293	272	305	84	38%
60 to 61	76	111	112	108	106	30	39%
62 to 64	96	161	166	166	163	67	70%
65 to 69	101	173	222	242	240	139	138%
70 to 74	29	44	63	71	80	51	176%
75 to 79	10	13	23	31	37	27	270%
80 to 84	44	43	68	97	99	55	125%
85 and over	22	32	35	58	71	49	223%
Median Age	27.5	29.6	29.8	31.1	32.3	4.8	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,285	4,400	4,451	4,536	4,563	278	6%
Hispanic	2,356	2,631	2,819	3,041	3,219	863	37%
Non-Hispanic	1,929	1,769	1,632	1,495	1,344	-585	-30%
White	619	528	457	387	311	-308	-50%
Black	645	587	523	450	376	-269	-42%
American Indian	13	18	20	20	20	7	54%
Asian	413	408	404	406	400	-13	-3%
Hawaiian / Pacific Islander	97	82	71	64	60	-37	-38%
Other	7	9	11	12	13	6	86%
Two or More Races	135	137	146	156	164	29	21%

GROWTH TRENDS IN TOTAL POPULATION



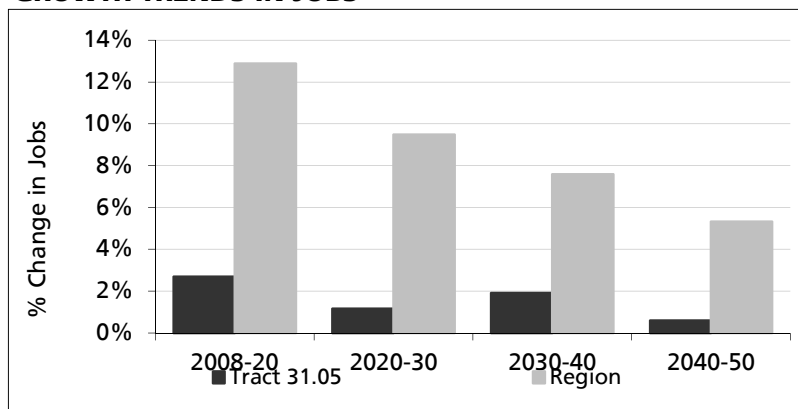
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	241	263	326	334	336	95	39%
Civilian Jobs	241	263	326	334	336	95	39%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	296	296	296	296	296	0	0%
Developed Acres	289	294	296	296	296	7	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	189	193	193	193	193	4	2%
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	4	5	7	7	7	3	67%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	59	59	59	59	59	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	26	26	26	26	26	0	0%
Vacant Developable Acres	7	2	0	0	0	-7	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-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	3	2	0	0	0	-3	-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	15.2	15.9	17.5	18.0	18.1	2.9	19%
Residential Density⁴	5.6	5.7	5.7	5.7	5.7	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).