

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 33.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,252	4,529	5,097	5,768	6,402	2,150	51%
Household Population	4,237	4,505	5,057	5,705	6,326	2,089	49%
Group Quarters Population	15	24	40	63	76	61	407%
Civilian	15	24	40	63	76	61	407%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,178	1,178	1,307	1,465	1,614	436	37%
Single Family	340	340	302	172	135	-205	-60%
Multiple Family	838	838	1,005	1,293	1,479	641	76%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,070	1,129	1,264	1,423	1,580	510	48%
Single Family	321	309	282	155	126	-195	-61%
Multiple Family	749	820	982	1,268	1,454	705	94%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.2%	4.2%	3.3%	2.9%	2.1%	-7.1	-77%
Single Family	5.6%	9.1%	6.6%	9.9%	6.7%	1.1	20%
Multiple Family	10.6%	2.1%	2.3%	1.9%	1.7%	-8.9	-84%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.96	3.99	4.00	4.01	4.00	0.04	1%

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	361	307	272	227	193	-168	-47%
\$15,000-\$29,999	313	312	310	293	274	-39	-12%
\$30,000-\$44,999	146	161	175	191	194	48	33%
\$45,000-\$59,999	82	111	134	165	179	97	118%
\$60,000-\$74,999	105	136	171	214	244	139	132%
\$75,000-\$99,999	16	62	118	166	219	203	1269%
\$100,000-\$124,999	1	12	38	76	126	125	12500%
\$125,000-\$149,999	0	0	6	28	56	56	0%
\$150,000-\$199,999	46	28	38	55	70	24	52%
\$200,000 or more	0	0	2	8	25	25	0%
Total Households	1,070	1,129	1,264	1,423	1,580	510	48%
Median Household Income							
Adjusted for inflation (\$1999)	\$23,339	\$27,380	\$34,286	\$45,045	\$55,810	\$32,471	139%

***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.

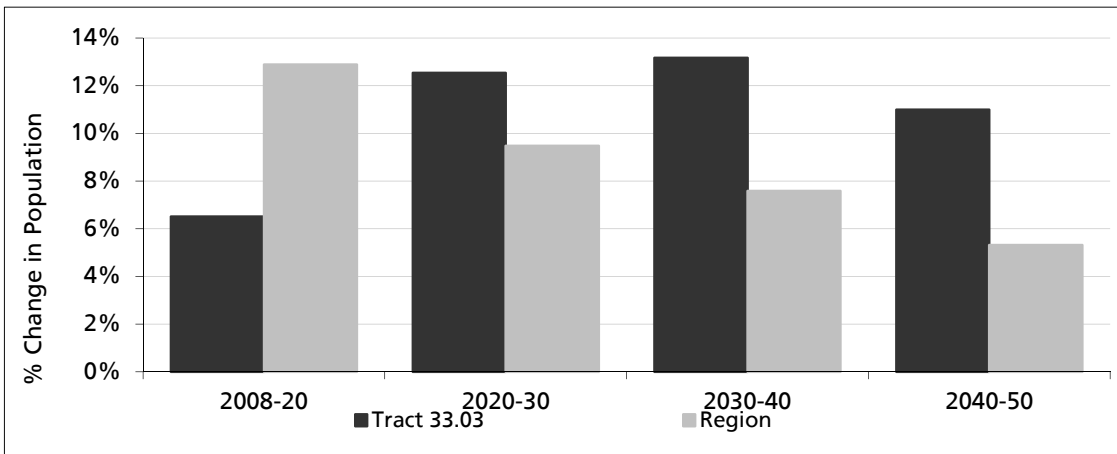
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,252	4,529	5,097	5,768	6,402	2,150	51%
Under 5	332	305	304	324	331	-1	0%
5 to 9	377	441	432	471	504	127	34%
10 to 14	376	415	415	440	481	105	28%
15 to 17	278	255	290	297	329	51	18%
18 to 19	195	161	194	196	215	20	10%
20 to 24	378	313	415	429	455	77	20%
25 to 29	306	309	307	358	368	62	20%
30 to 34	352	330	302	406	429	77	22%
35 to 39	343	314	363	386	449	106	31%
40 to 44	277	282	296	287	387	110	40%
45 to 49	235	265	265	318	345	110	47%
50 to 54	204	250	279	302	286	82	40%
55 to 59	138	210	246	258	315	177	128%
60 to 61	40	67	83	95	112	72	180%
62 to 64	52	100	124	144	151	99	190%
65 to 69	76	127	183	212	217	141	186%
70 to 74	100	145	236	285	321	221	221%
75 to 79	74	90	161	227	252	178	241%
80 to 84	65	72	109	178	213	148	228%
85 and over	54	78	93	155	242	188	348%
Median Age	28.1	31.0	33.2	34.5	36.0	7.9	28%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,252	4,529	5,097	5,768	6,402	2,150	51%
Hispanic	2,901	3,250	3,786	4,445	5,089	2,188	75%
Non-Hispanic	1,351	1,279	1,311	1,323	1,313	-38	-3%
White	56	48	46	42	37	-19	-34%
Black	765	698	679	638	581	-184	-24%
American Indian	6	9	9	9	9	3	50%
Asian	431	430	470	512	548	117	27%
Hawaiian / Pacific Islander	9	9	8	8	8	-1	-11%
Other	2	2	2	2	2	0	0%
Two or More Races	82	83	97	112	128	46	56%

GROWTH TRENDS IN TOTAL POPULATION



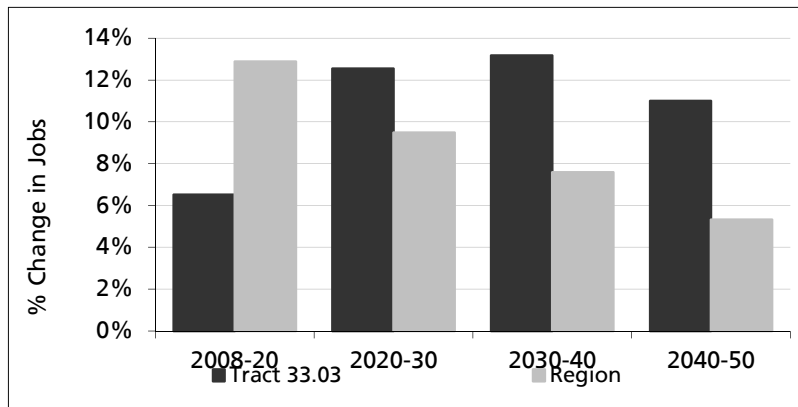
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	80	80	80	80	87	7	9%
Civilian Jobs	80	80	80	80	87	7	9%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	183	183	183	183	183	0	0%
Developed Acres	183	183	183	183	183	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	35	35	30	21	14	-21	-59%
Multiple Family	32	32	38	47	54	22	67%
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	0	0	0	0	0	0	0%
Commercial/Services	5	5	4	4	4	0	-5%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	94	94	94	94	94	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	17	17	17	17	17	0	0%
Vacant Developable Acres	1	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	0	0	0	-1	-100%
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	16.7	16.7	17.1	17.1	18.6	1.9	11%
Residential Density⁴	17.5	17.5	19.3	21.6	23.7	6.2	35%

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).