

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 33.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,397	3,533	3,842	4,253	4,271	874	26%
Household Population	3,385	3,516	3,802	4,189	4,188	803	24%
Group Quarters Population	12	17	40	64	83	71	592%
Civilian	12	17	40	64	83	71	592%
Military	0	0	0	0	0	0	0%
Total Housing Units	942	976	1,046	1,141	1,146	204	22%
Single Family	658	687	700	701	706	48	7%
Multiple Family	284	289	346	440	440	156	55%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	902	927	996	1,095	1,100	198	22%
Single Family	626	653	670	674	679	53	8%
Multiple Family	276	274	326	421	421	145	53%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.2%	5.0%	4.8%	4.0%	4.0%	-0.2	-5%
Single Family	4.9%	4.9%	4.3%	3.9%	3.8%	-1.1	-22%
Multiple Family	2.8%	5.2%	5.8%	4.3%	4.3%	1.5	54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.75	3.79	3.82	3.83	3.81	0.06	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	180	157	145	131	121	-59	-33%
\$15,000-\$29,999	228	224	221	212	205	-23	-10%
\$30,000-\$44,999	216	215	220	229	229	13	6%
\$45,000-\$59,999	184	183	193	208	208	24	13%
\$60,000-\$74,999	31	48	63	81	81	50	161%
\$75,000-\$99,999	29	64	96	123	123	94	324%
\$100,000-\$124,999	22	27	39	70	85	63	286%
\$125,000-\$149,999	3	3	5	17	24	21	700%
\$150,000-\$199,999	9	6	11	17	17	8	89%
\$200,000 or more	0	0	3	7	7	7	0%
Total Households	902	927	996	1,095	1,100	198	22%
Median Household Income							
Adjusted for inflation (\$1999)	\$32,986	\$35,756	\$39,000	\$43,395	\$44,672	\$11,686	35%

***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.

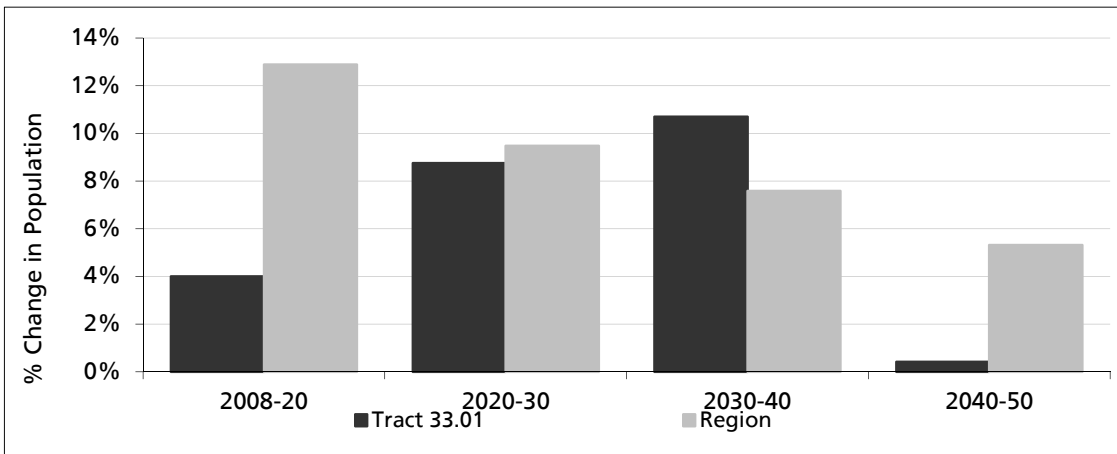
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,397	3,533	3,842	4,253	4,271	874	26%
Under 5	364	338	343	370	351	-13	-4%
5 to 9	330	363	347	375	366	36	11%
10 to 14	283	281	282	296	294	11	4%
15 to 17	184	153	165	168	166	-18	-10%
18 to 19	154	132	146	146	140	-14	-9%
20 to 24	288	255	296	304	289	1	0%
25 to 29	253	268	259	291	279	26	10%
30 to 34	237	216	203	251	241	4	2%
35 to 39	210	179	210	212	227	17	8%
40 to 44	197	188	194	187	230	33	17%
45 to 49	201	202	193	237	230	29	14%
50 to 54	173	199	204	220	205	32	18%
55 to 59	124	181	188	183	215	91	73%
60 to 61	32	55	67	75	81	49	153%
62 to 64	48	90	108	119	112	64	133%
65 to 69	62	103	149	167	160	98	158%
70 to 74	93	130	203	220	196	103	111%
75 to 79	76	92	150	212	197	121	159%
80 to 84	36	41	60	100	119	83	231%
85 and over	52	67	75	120	173	121	233%
Median Age	26.9	29.6	32.0	33.5	35.2	8.3	31%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,397	3,533	3,842	4,253	4,271	874	26%
Hispanic	1,909	2,146	2,476	2,921	3,098	1,189	62%
Non-Hispanic	1,488	1,387	1,366	1,332	1,173	-315	-21%
White	56	48	44	41	35	-21	-38%
Black	1,201	1,099	1,060	1,000	839	-362	-30%
American Indian	6	9	9	8	8	2	33%
Asian	122	122	131	143	143	21	17%
Hawaiian / Pacific Islander	12	12	11	11	11	-1	-8%
Other	4	6	6	6	6	2	50%
Two or More Races	87	91	105	123	131	44	51%

GROWTH TRENDS IN TOTAL POPULATION



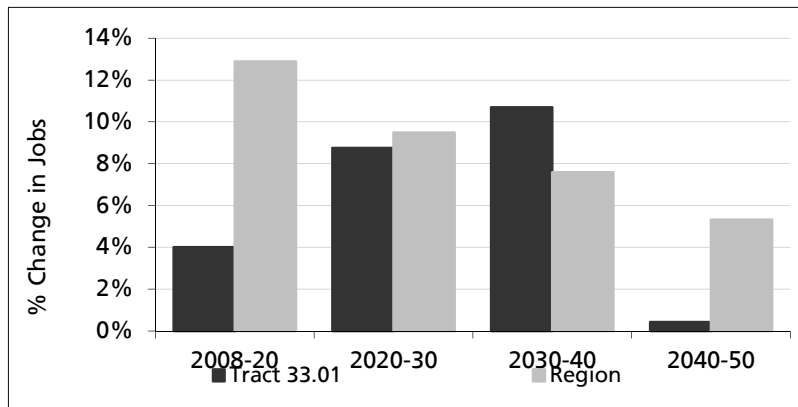
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,319	1,319	1,319	1,438	1,574	255	19%
Civilian Jobs	1,319	1,319	1,319	1,438	1,574	255	19%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	380	380	380	380	380	0	0%
Developed Acres	359	366	370	379	380	21	6%
Low Density Single Family	1	1	1	0	0	-1	-100%
Single Family	81	88	91	91	92	11	13%
Multiple Family	13	13	15	16	16	3	26%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	1	5	5	5	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	146	146	145	152	152	6	4%
Office	4	4	4	0	0	-4	-94%
Schools	17	17	17	17	17	0	0%
Roads and Freeways	76	76	76	76	76	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	21	0	2%
Vacant Developable Acres	21	14	9	1	0	-21	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	12	5	1	1	0	-12	-98%
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	8	8	8	0	0	-8	-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	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	7.9	7.9	8.0	8.4	9.2	1.2	16%
Residential Density⁴	9.9	9.5	9.7	10.3	10.3	0.5	5%

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).