

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.08



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,394	3,381	3,427	3,472	3,535	141	4%
Household Population	3,394	3,381	3,427	3,472	3,535	141	4%
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	980	980	980	980	980	0	0%
Single Family	894	894	894	894	894	0	0%
Multiple Family	86	86	86	86	86	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	959	956	963	963	964	5	1%
Single Family	877	874	879	879	880	3	0%
Multiple Family	82	82	84	84	84	2	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.1%	2.4%	1.7%	1.7%	1.6%	-0.5	-24%
Single Family	1.9%	2.2%	1.7%	1.7%	1.6%	-0.3	-16%
Multiple Family	4.7%	4.7%	2.3%	2.3%	2.3%	-2.4	-51%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.54	3.54	3.56	3.61	3.67	0.13	4%

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	74	61	54	48	42	-32	-43%
\$15,000-\$29,999	151	132	113	96	88	-63	-42%
\$30,000-\$44,999	207	186	169	150	141	-66	-32%
\$45,000-\$59,999	168	168	165	159	153	-15	-9%
\$60,000-\$74,999	152	137	137	135	131	-21	-14%
\$75,000-\$99,999	123	129	130	130	130	7	6%
\$100,000-\$124,999	59	85	85	87	88	29	49%
\$125,000-\$149,999	16	49	78	82	84	68	425%
\$150,000-\$199,999	9	9	32	76	107	98	1089%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	959	956	963	963	964	5	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,241	\$53,839	\$58,227	\$63,167	\$66,641	\$17,400	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.

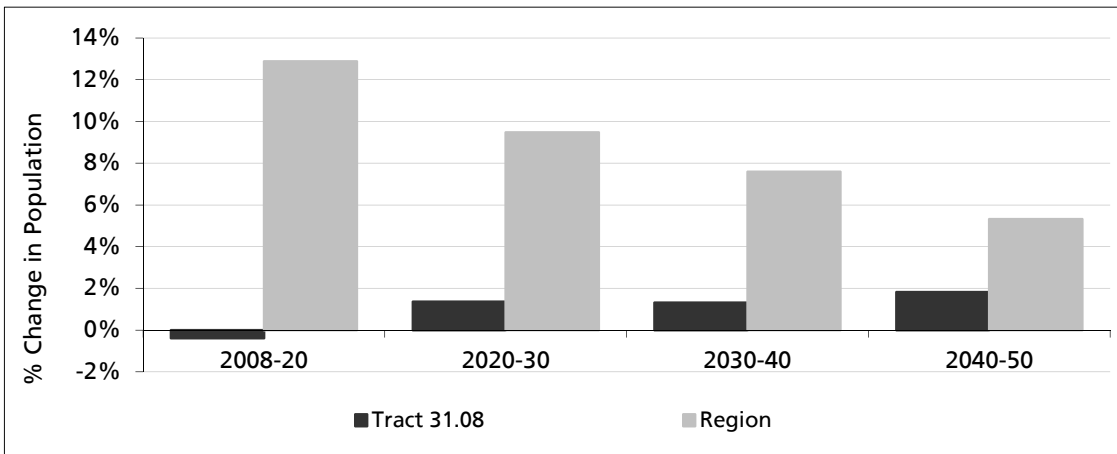
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,394	3,381	3,427	3,472	3,535	141	4%
Under 5	253	226	222	223	222	-31	-12%
5 to 9	214	199	198	204	202	-12	-6%
10 to 14	239	239	218	219	227	-12	-5%
15 to 17	188	181	167	172	182	-6	-3%
18 to 19	130	111	113	109	111	-19	-15%
20 to 24	326	280	319	306	312	-14	-4%
25 to 29	277	293	288	289	291	14	5%
30 to 34	182	174	158	186	184	2	1%
35 to 39	175	133	145	137	145	-30	-17%
40 to 44	248	199	192	177	210	-38	-15%
45 to 49	221	191	161	188	194	-27	-12%
50 to 54	169	167	156	158	151	-18	-11%
55 to 59	211	258	251	233	271	60	28%
60 to 61	75	87	76	71	79	4	5%
62 to 64	90	131	122	121	122	32	36%
65 to 69	126	197	227	219	206	80	63%
70 to 74	102	149	185	174	158	56	55%
75 to 79	81	85	125	138	116	35	43%
80 to 84	45	42	63	86	82	37	82%
85 and over	42	39	41	62	70	28	67%
Median Age	31.9	34.6	36.1	36.0	36.3	4.4	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,394	3,381	3,427	3,472	3,535	141	4%
Hispanic	1,393	1,561	1,705	1,872	2,057	664	48%
Non-Hispanic	2,001	1,820	1,722	1,600	1,478	-523	-26%
White	1,070	912	814	702	586	-484	-45%
Black	359	325	297	260	226	-133	-37%
American Indian	25	35	39	40	40	15	60%
Asian	331	328	336	344	353	22	7%
Hawaiian / Pacific Islander	42	38	34	34	34	-8	-19%
Other	11	15	17	19	21	10	91%
Two or More Races	163	167	185	201	218	55	34%

GROWTH TRENDS IN TOTAL POPULATION



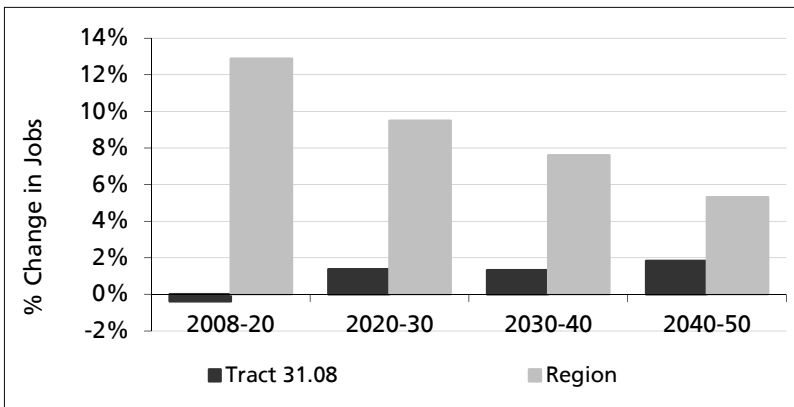
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	348	352	352	352	352	4	1%
Civilian Jobs	348	352	352	352	352	4	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	250	250	250	250	250	0	0%
Developed Acres	250	250	250	250	250	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	149	149	149	149	149	0	0%
Multiple Family	2	2	2	2	2	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	6	6	6	6	6	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	82	82	82	82	82	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	0	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	21.4	21.7	21.7	21.7	21.7	0.2	1%
Residential Density⁴	6.5	6.5	6.5	6.5	6.5	0.0	0%

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).