

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 29.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,721	3,845	3,808	3,772	8,184	4,463	120%
Household Population	3,692	3,797	3,715	3,621	8,003	4,311	117%
Group Quarters Population	29	48	93	151	181	152	524%
Civilian	29	48	93	151	181	152	524%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,689	1,689	1,689	1,685	3,601	1,912	113%
Single Family	971	971	971	967	665	-306	-32%
Multiple Family	718	718	718	718	2,936	2,218	309%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,570	1,578	1,583	1,572	3,437	1,867	119%
Single Family	893	910	917	914	633	-260	-29%
Multiple Family	677	668	666	658	2,804	2,127	314%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.0%	6.6%	6.3%	6.7%	4.6%	-2.4	-34%
Single Family	8.0%	6.3%	5.6%	5.5%	4.8%	-3.2	-40%
Multiple Family	5.7%	7.0%	7.2%	8.4%	4.5%	-1.2	-21%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.41	2.35	2.30	2.33	-0.02	-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	286	282	274	265	422	136	48%
\$15,000-\$29,999	281	283	279	273	432	151	54%
\$30,000-\$44,999	336	332	334	333	520	184	55%
\$45,000-\$59,999	242	246	252	258	478	236	98%
\$60,000-\$74,999	186	186	191	188	400	214	115%
\$75,000-\$99,999	125	129	130	129	418	293	234%
\$100,000-\$124,999	59	72	72	72	291	232	393%
\$125,000-\$149,999	39	39	39	39	185	146	374%
\$150,000-\$199,999	8	8	11	14	192	184	2300%
\$200,000 or more	8	1	1	1	99	91	1138%
Total Households	1,570	1,578	1,583	1,572	3,437	1,867	119%
Median Household Income							
Adjusted for inflation (\$1999)	\$39,732	\$40,120	\$40,711	\$41,171	\$55,811	\$16,079	40%

***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.

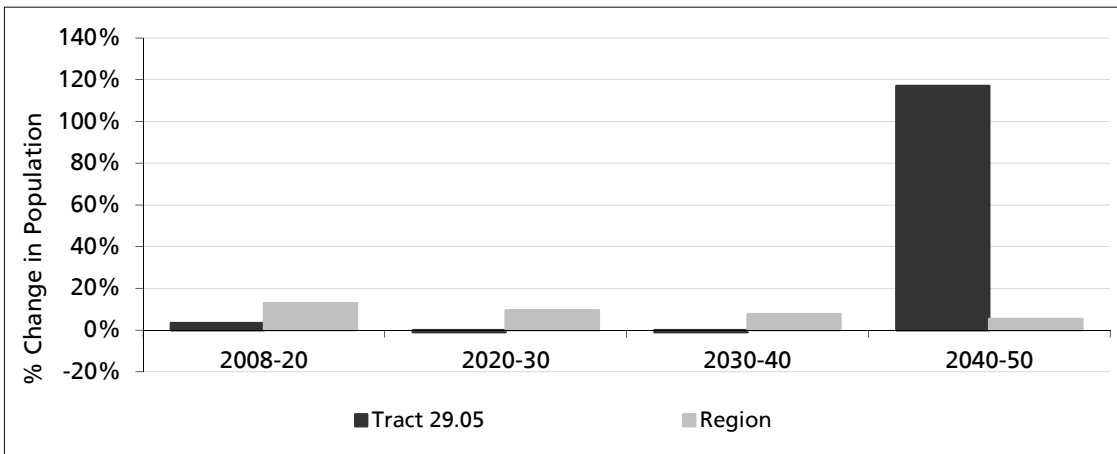
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,721	3,845	3,808	3,772	8,184	4,463	120%
Under 5	248	253	266	267	546	298	120%
5 to 9	202	239	252	251	535	333	165%
10 to 14	133	150	142	135	301	168	126%
15 to 17	112	114	116	112	247	135	121%
18 to 19	51	46	44	41	89	38	75%
20 to 24	148	137	173	159	338	190	128%
25 to 29	456	479	387	335	698	242	53%
30 to 34	520	499	402	439	904	384	74%
35 to 39	365	311	347	317	726	361	99%
40 to 44	228	203	210	175	434	206	90%
45 to 49	229	184	155	155	321	92	40%
50 to 54	239	230	231	230	450	211	88%
55 to 59	164	186	162	142	334	170	104%
60 to 61	87	117	109	103	218	131	151%
62 to 64	72	124	133	144	294	222	308%
65 to 69	102	165	192	191	378	276	271%
70 to 74	84	127	141	130	291	207	246%
75 to 79	84	102	153	197	423	339	404%
80 to 84	92	74	95	117	272	180	196%
85 and over	105	105	98	132	385	280	267%
Median Age	34.9	35.1	36.8	37.3	38.0	3.1	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,721	3,845	3,808	3,772	8,184	4,463	120%
Hispanic	877	1,450	2,048	2,530	5,742	4,865	555%
Non-Hispanic	2,844	2,395	1,760	1,242	2,442	-402	-14%
White	2,050	1,386	575	0	0	-2,050	-100%
Black	208	248	272	262	471	263	126%
American Indian	32	38	41	40	71	39	122%
Asian	344	456	552	589	1,192	848	247%
Hawaiian / Pacific Islander	30	47	59	66	135	105	350%
Other	12	15	17	18	39	27	225%
Two or More Races	168	205	244	267	534	366	218%

GROWTH TRENDS IN TOTAL POPULATION



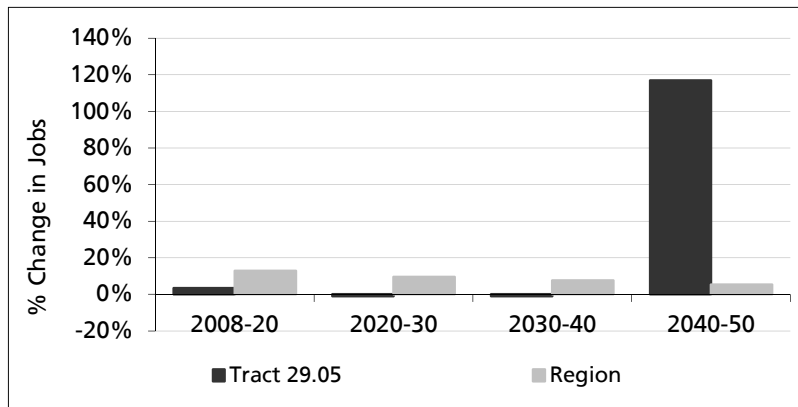
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,903	1,903	1,903	2,100	2,319	416	22%
Civilian Jobs	1,903	1,903	1,903	2,100	2,319	416	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	286	286	286	286	286	0	0%
Developed Acres	285	285	285	285	286	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	132	132	132	132	99	-33	-25%
Multiple Family	22	22	22	22	63	41	188%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	8	19	19	--
Industrial	1	1	1	1	0	-1	-100%
Commercial/Services	41	41	41	34	16	-25	-61%
Office	2	2	2	2	2	-1	-28%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
Vacant Developable Acres	1	1	1	1	0	-1	-60%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	1	0	0	-46%
Mixed Use	0	0	0	0	0	0	-100%
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	39.2	39.2	39.2	46.9	72.9	33.6	86%
Residential Density⁴	11.0	11.0	11.0	10.7	21.0	10.0	92%

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).