

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 34.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,652	7,646	9,186	9,619	9,597	4,945	106%
Household Population	4,620	7,610	9,137	9,557	9,525	4,905	106%
Group Quarters Population	32	36	49	62	72	40	125%
Civilian	32	36	49	62	72	40	125%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,138	1,906	2,297	2,429	2,432	1,294	114%
Single Family	935	743	244	263	266	-669	-72%
Multiple Family	203	1,163	2,053	2,166	2,166	1,963	967%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,086	1,829	2,232	2,356	2,358	1,272	117%
Single Family	886	703	227	248	251	-635	-72%
Multiple Family	200	1,126	2,005	2,108	2,107	1,907	954%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.6%	4.0%	2.8%	3.0%	3.0%	-1.6	-35%
Single Family	5.2%	5.4%	7.0%	5.7%	5.6%	0.4	8%
Multiple Family	1.5%	3.2%	2.3%	2.7%	2.7%	1.2	80%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.25	4.16	4.09	4.06	4.04	-0.21	-5%

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	210	194	170	152	138	-72	-34%
\$15,000-\$29,999	335	363	336	310	290	-45	-13%
\$30,000-\$44,999	320	418	422	419	416	96	30%
\$45,000-\$59,999	108	333	426	474	493	385	356%
\$60,000-\$74,999	68	220	326	367	380	312	459%
\$75,000-\$99,999	27	138	277	320	322	295	1093%
\$100,000-\$124,999	18	82	105	112	111	93	517%
\$125,000-\$149,999	0	46	53	61	61	61	0%
\$150,000-\$199,999	0	32	98	122	126	126	0%
\$200,000 or more	0	3	19	19	21	21	0%
Total Households	1,086	1,829	2,232	2,356	2,358	1,272	117%
Median Household Income							
Adjusted for inflation (\$1999)	\$29,910	\$42,829	\$51,620	\$54,399	\$55,193	\$25,283	85%

***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.

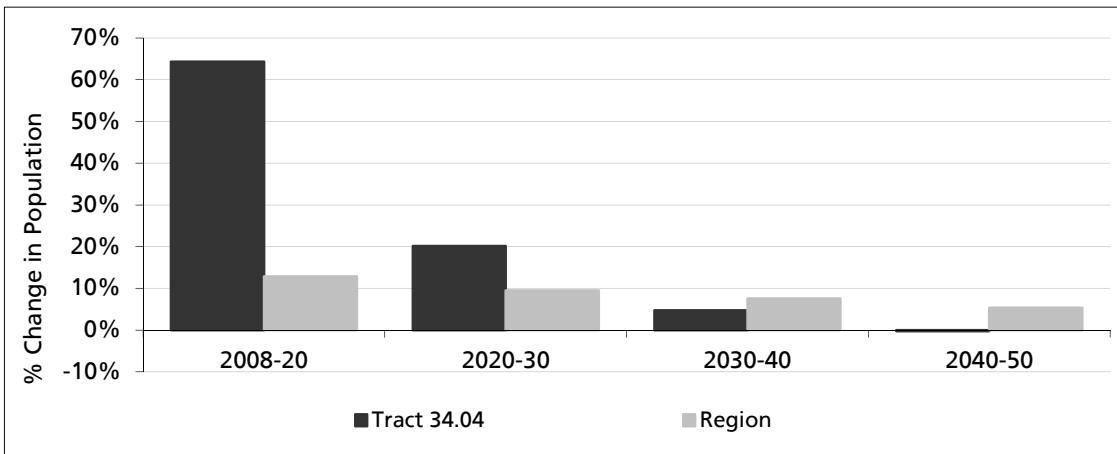
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,652	7,646	9,186	9,619	9,597	4,945	106%
Under 5	369	535	578	583	542	173	47%
5 to 9	377	684	720	725	696	319	85%
10 to 14	371	620	661	637	625	254	68%
15 to 17	274	385	456	429	427	153	56%
18 to 19	196	242	319	291	283	87	44%
20 to 24	481	638	869	814	771	290	60%
25 to 29	424	655	690	744	683	259	61%
30 to 34	378	546	531	663	627	249	66%
35 to 39	311	456	550	536	559	248	80%
40 to 44	264	418	470	417	505	241	91%
45 to 49	270	432	454	494	487	217	80%
50 to 54	243	435	509	509	452	209	86%
55 to 59	170	397	493	475	529	359	211%
60 to 61	50	123	154	162	179	129	258%
62 to 64	52	147	194	194	182	130	250%
65 to 69	95	257	415	448	423	328	345%
70 to 74	78	182	318	365	393	315	404%
75 to 79	115	218	405	536	548	433	377%
80 to 84	73	132	214	313	314	241	330%
85 and over	61	144	186	284	372	311	510%
Median Age	28.0	30.6	32.8	34.4	36.3	8.3	30%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,652	7,646	9,186	9,619	9,597	4,945	106%
Hispanic	2,599	4,583	5,763	6,328	6,587	3,988	153%
Non-Hispanic	2,053	3,063	3,423	3,291	3,010	957	47%
White	70	95	96	82	66	-4	-6%
Black	924	1,323	1,386	1,217	1,000	76	8%
American Indian	3	7	8	8	8	5	167%
Asian	853	1,330	1,564	1,600	1,549	696	82%
Hawaiian / Pacific Islander	70	94	97	89	82	12	17%
Other	1	1	1	1	1	0	0%
Two or More Races	132	213	271	294	304	172	130%

GROWTH TRENDS IN TOTAL POPULATION



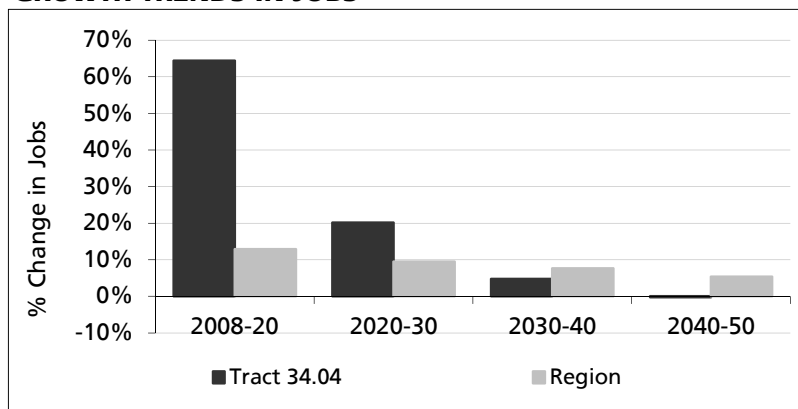
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,093	1,231	1,256	1,262	1,262	169	15%
Civilian Jobs	1,093	1,231	1,256	1,262	1,262	169	15%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	401	401	401	401	401	0	0%
Developed Acres	376	388	398	401	401	24	6%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	110	81	29	29	29	-81	-74%
Multiple Family	11	51	113	116	116	105	933%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	-100%
Mixed Use	0	12	12	12	12	12	--
Industrial	18	7	7	7	7	-11	-61%
Commercial/Services	55	54	55	55	55	0	0%
Office	3	3	3	3	3	0	0%
Schools	59	59	59	59	59	0	0%
Roads and Freeways	110	110	110	110	110	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	10	0	0%
Vacant Developable Acres	24	13	3	0	0	-24	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	0	0	0	0	-7	-99%
Multiple Family	15	12	3	0	0	-15	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	2	1	0	0	0	-2	-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	8.1	9.5	9.6	9.7	9.7	1.6	20%
Residential Density⁴	9.4	13.8	15.6	16.1	16.1	6.8	72%

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).