

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 35.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,400	4,414	4,602	4,661	4,665	265	6%
Household Population	4,367	4,368	4,532	4,558	4,537	170	4%
Group Quarters Population	33	46	70	103	128	95	288%
Civilian	33	46	70	103	128	95	288%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,089	1,113	1,142	1,146	1,146	57	5%
Single Family	850	843	817	817	817	-33	-4%
Multiple Family	239	270	325	329	329	90	38%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,056	1,052	1,083	1,094	1,094	38	4%
Single Family	822	799	780	787	787	-35	-4%
Multiple Family	234	253	303	307	307	73	31%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.0%	5.5%	5.2%	4.5%	4.5%	1.5	50%
Single Family	3.3%	5.2%	4.5%	3.7%	3.7%	0.4	12%
Multiple Family	2.1%	6.3%	6.8%	6.7%	6.7%	4.6	219%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.14	4.15	4.18	4.17	4.15	0.01	0%

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	341	287	251	210	178	-163	-48%
\$15,000-\$29,999	243	242	242	231	220	-23	-9%
\$30,000-\$44,999	277	274	275	274	274	-3	-1%
\$45,000-\$59,999	84	93	98	98	100	16	19%
\$60,000-\$74,999	11	38	45	46	47	36	327%
\$75,000-\$99,999	34	66	108	145	153	119	350%
\$100,000-\$124,999	27	31	39	57	79	52	193%
\$125,000-\$149,999	13	12	13	19	28	15	115%
\$150,000-\$199,999	9	5	7	8	9	0	0%
\$200,000 or more	17	4	5	6	6	-11	-65%
Total Households	1,056	1,052	1,083	1,094	1,094	38	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$26,543	\$29,814	\$32,645	\$35,803	\$38,157	\$11,614	44%

***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.

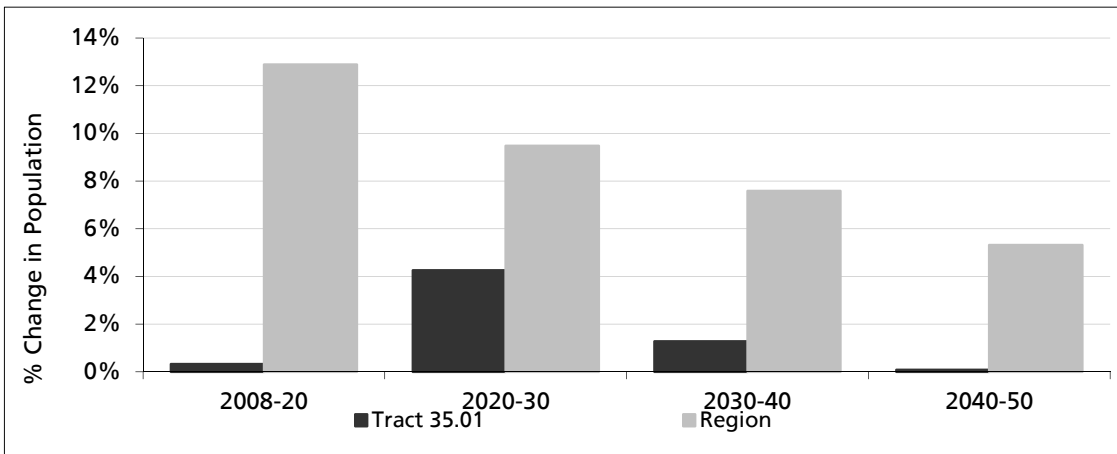
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,400	4,414	4,602	4,661	4,665	265	6%
Under 5	401	346	331	322	298	-103	-26%
5 to 9	362	379	340	324	311	-51	-14%
10 to 14	409	423	393	372	365	-44	-11%
15 to 17	259	220	228	209	211	-48	-19%
18 to 19	169	130	152	139	140	-29	-17%
20 to 24	397	308	386	361	346	-51	-13%
25 to 29	416	401	373	386	354	-62	-15%
30 to 34	349	307	257	312	299	-50	-14%
35 to 39	270	235	249	234	251	-19	-7%
40 to 44	261	250	240	206	249	-12	-5%
45 to 49	268	282	257	278	274	6	2%
50 to 54	183	221	241	239	214	31	17%
55 to 59	136	199	227	216	238	102	75%
60 to 61	57	89	96	97	104	47	82%
62 to 64	80	137	157	160	148	68	85%
65 to 69	77	120	160	156	144	67	87%
70 to 74	82	116	171	187	198	116	141%
75 to 79	98	107	168	217	230	132	135%
80 to 84	74	79	108	152	160	86	116%
85 and over	52	65	68	94	131	79	152%
Median Age	27.4	30.0	31.9	33.5	35.2	7.8	28%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,400	4,414	4,602	4,661	4,665	265	6%
Hispanic	3,302	3,448	3,696	3,857	3,959	657	20%
Non-Hispanic	1,098	966	906	804	706	-392	-36%
White	82	67	58	46	35	-47	-57%
Black	729	622	556	464	378	-351	-48%
American Indian	13	17	19	19	19	6	46%
Asian	125	116	116	112	108	-17	-14%
Hawaiian / Pacific Islander	2	2	2	2	2	0	0%
Other	8	9	11	12	13	5	63%
Two or More Races	139	133	144	149	151	12	9%

GROWTH TRENDS IN TOTAL POPULATION



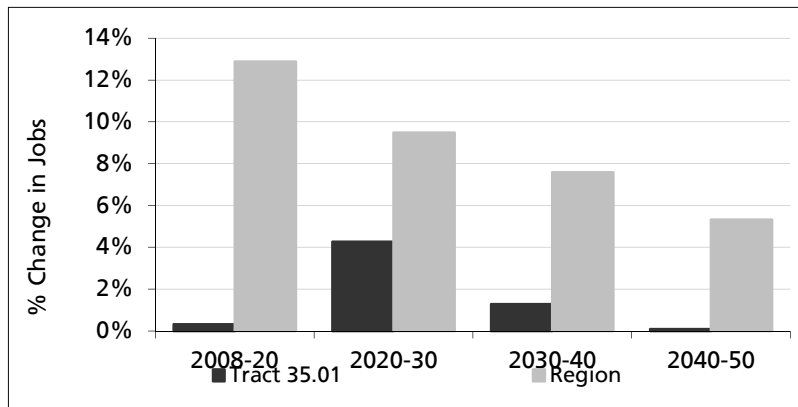
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	169	169	171	205	205	36	21%
Civilian Jobs	169	169	171	205	205	36	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	310	310	310	310	310	0	0%
Developed Acres	306	307	309	310	310	4	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	77	77	74	74	74	-3	-4%
Multiple Family	6	8	12	12	12	6	109%
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	2	2	3	3	3	0	9%
Commercial/Services	129	129	129	129	129	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	91	91	91	91	91	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	4	2	1	0	0	-4	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-78%
Multiple Family	3	1	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-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	1.3	1.3	1.3	1.5	1.5	0.3	21%
Residential Density⁴	13.1	13.1	13.2	13.2	13.2	0.2	1%

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).