

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.50



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,554	6,940	25,433	26,207	26,340	19,786	302%
Household Population	6,536	6,916	25,391	26,154	26,270	19,734	302%
Group Quarters Population	18	24	42	53	70	52	289%
Civilian	18	24	42	53	70	52	289%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,218	2,319	8,132	8,367	8,405	6,187	279%
Single Family	1,322	1,323	1,323	1,323	1,323	1	0%
Multiple Family	896	996	6,809	7,044	7,082	6,186	690%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,130	2,243	7,984	8,213	8,256	6,126	288%
Single Family	1,271	1,278	1,284	1,284	1,285	14	1%
Multiple Family	859	965	6,700	6,929	6,971	6,112	712%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.0%	3.3%	1.8%	1.8%	1.8%	-2.2	-55%
Single Family	3.9%	3.4%	2.9%	2.9%	2.9%	-1.0	-26%
Multiple Family	4.1%	3.1%	1.6%	1.6%	1.6%	-2.5	-61%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.07	3.08	3.18	3.18	3.18	0.11	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	107	89	81	63	54	-53	-50%
\$15,000-\$29,999	213	172	175	143	121	-92	-43%
\$30,000-\$44,999	335	303	407	346	296	-39	-12%
\$45,000-\$59,999	357	334	614	551	491	134	38%
\$60,000-\$74,999	329	326	845	808	759	430	131%
\$75,000-\$99,999	407	422	1,635	1,647	1,614	1,207	297%
\$100,000-\$124,999	215	262	1,529	1,591	1,601	1,386	645%
\$125,000-\$149,999	85	171	1,137	1,224	1,261	1,176	1384%
\$150,000-\$199,999	74	132	1,122	1,304	1,423	1,349	1823%
\$200,000 or more	8	32	439	536	636	628	7850%
Total Households	2,130	2,243	7,984	8,213	8,256	6,126	288%
Median Household Income							
Adjusted for inflation (\$1999)	\$62,416	\$70,284	\$103,842	\$108,619	\$112,383	\$49,967	80%

***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.

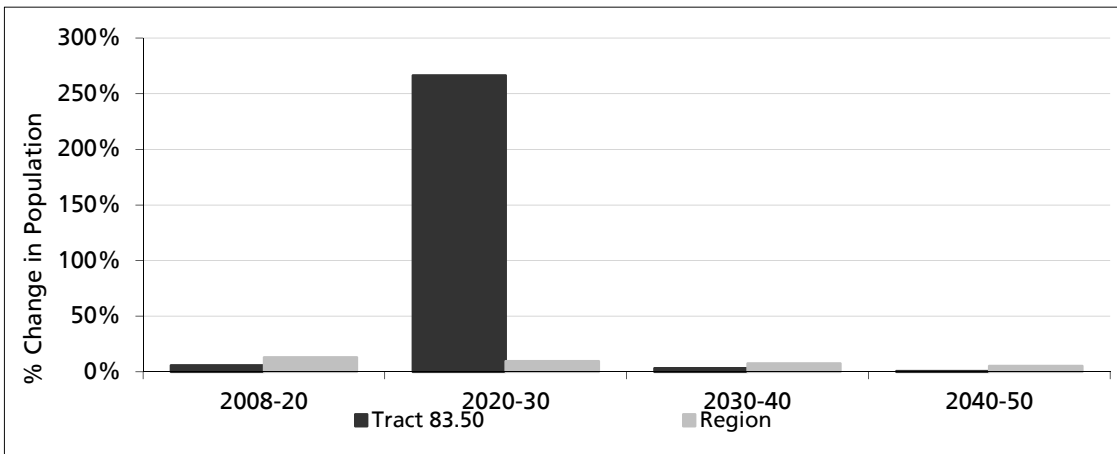
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,554	6,940	25,433	26,207	26,340	19,786	302%
Under 5	414	405	1,440	1,473	1,423	1,009	244%
5 to 9	359	385	1,357	1,349	1,331	972	271%
10 to 14	443	511	1,675	1,639	1,635	1,192	269%
15 to 17	253	251	903	893	901	648	256%
18 to 19	167	134	517	502	505	338	202%
20 to 24	339	306	1,340	1,249	1,193	854	252%
25 to 29	449	476	1,701	1,705	1,666	1,217	271%
30 to 34	672	720	2,314	2,530	2,392	1,720	256%
35 to 39	816	754	2,791	2,876	2,845	2,029	249%
40 to 44	584	548	2,079	1,997	2,232	1,648	282%
45 to 49	571	523	1,733	1,870	1,902	1,331	233%
50 to 54	494	484	1,674	1,764	1,629	1,135	230%
55 to 59	392	499	1,689	1,651	1,791	1,399	357%
60 to 61	105	153	535	570	625	520	495%
62 to 64	94	171	626	642	660	566	602%
65 to 69	125	237	1,050	1,038	1,014	889	711%
70 to 74	94	148	739	729	703	609	648%
75 to 79	85	106	652	787	809	724	852%
80 to 84	54	66	349	506	530	476	881%
85 and over	44	63	269	437	554	510	1159%
Median Age	36.1	36.9	37.6	38.1	38.7	2.6	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,554	6,940	25,433	26,207	26,340	19,786	302%
Hispanic	619	713	2,788	3,017	3,168	2,549	412%
Non-Hispanic	5,935	6,227	22,645	23,190	23,172	17,237	290%
White	1,874	1,642	5,707	5,108	4,384	2,510	134%
Black	248	278	971	976	979	731	295%
American Indian	5	14	69	75	71	66	1320%
Asian	3,386	3,731	13,547	14,329	14,796	11,410	337%
Hawaiian / Pacific Islander	31	61	290	345	373	342	1103%
Other	52	98	386	427	437	385	740%
Two or More Races	339	403	1,675	1,930	2,132	1,793	529%

GROWTH TRENDS IN TOTAL POPULATION



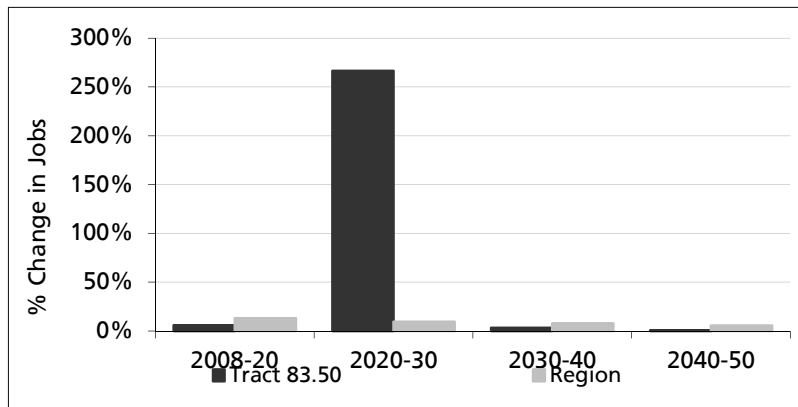
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	43,181	45,342	47,205	48,973	50,005	6,824	16%
Civilian Jobs	43,181	45,342	47,205	48,973	50,005	6,824	16%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,808	3,808	3,808	3,808	3,808	0	0%
Developed Acres	3,458	3,489	3,706	3,762	3,776	319	9%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	184	184	184	184	184	0	0%
Multiple Family	39	39	147	149	150	111	283%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	33	53	53	53	53	--
Industrial	1,459	1,467	1,541	1,563	1,571	111	8%
Commercial/Services	262	284	308	315	315	53	20%
Office	110	110	110	111	111	1	1%
Schools	0	2	3	7	13	13	--
Roads and Freeways	448	448	448	448	448	0	0%
Agricultural and Extractive ²	137	105	93	93	93	-44	-32%
Parks and Military Use	819	819	819	839	839	20	2%
Vacant Developable Acres	350	319	101	46	31	-319	-91%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	111	111	3	1	0	-111	-100%
Mixed Use	9	9	0	0	0	-9	-100%
Industrial	111	104	29	7	0	-111	-100%
Commercial/Services	53	31	6	0	0	-53	-100%
Office	1	1	1	0	0	-1	-100%
Schools	13	12	10	7	0	-13	-99%
Parks and Other	20	20	20	0	0	-20	-100%
Future Roads and Freeways	31	31	31	31	31	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	23.6	24.1	23.7	24.2	24.6	1.0	4%
Residential Density⁴	10.0	9.7	22.8	23.3	23.3	13.4	134%

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).