

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 165.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,190	6,712	6,851	6,928	6,911	721	12%
Household Population	6,127	6,641	6,769	6,835	6,807	680	11%
Group Quarters Population	63	71	82	93	104	41	65%
Civilian	63	71	82	93	104	41	65%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,499	2,603	2,608	2,593	2,563	64	3%
Single Family	307	406	413	413	413	106	35%
Multiple Family	1,701	1,737	1,737	1,737	1,713	12	1%
Mobile Homes	491	460	458	443	437	-54	-11%
Occupied Housing Units	2,332	2,499	2,515	2,500	2,473	141	6%
Single Family	295	392	402	402	402	107	36%
Multiple Family	1,596	1,680	1,685	1,684	1,662	66	4%
Mobile Homes	441	427	428	414	409	-32	-7%
Vacancy Rate	6.7%	4.0%	3.6%	3.6%	3.5%	-3.2	-48%
Single Family	3.9%	3.4%	2.7%	2.7%	2.7%	-1.2	-31%
Multiple Family	6.2%	3.3%	3.0%	3.1%	3.0%	-3.2	-52%
Mobile Homes	10.2%	7.2%	6.6%	6.5%	0.0%	-10.2	-100%
Persons per Household	2.63	2.66	2.69	2.73	2.75	0.12	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	354	302	258	214	181	-173	-49%
\$15,000-\$29,999	555	510	463	409	358	-197	-35%
\$30,000-\$44,999	568	568	538	496	461	-107	-19%
\$45,000-\$59,999	392	430	432	424	409	17	4%
\$60,000-\$74,999	245	305	324	336	337	92	38%
\$75,000-\$99,999	154	242	289	329	360	206	134%
\$100,000-\$124,999	58	102	136	177	211	153	264%
\$125,000-\$149,999	2	17	35	52	70	68	3400%
\$150,000-\$199,999	0	19	32	49	58	58	0%
\$200,000 or more	4	4	8	14	28	24	600%
Total Households	2,332	2,499	2,515	2,500	2,473	141	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$36,787	\$41,554	\$44,958	\$49,634	\$53,674	\$16,887	46%

***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.

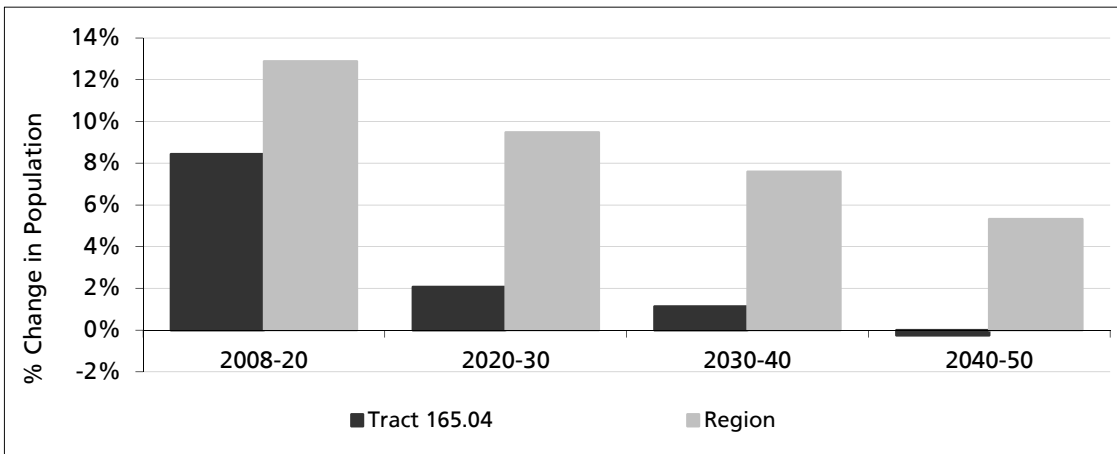
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,190	6,712	6,851	6,928	6,911	721	12%
Under 5	558	594	608	564	511	-47	-8%
5 to 9	549	569	530	587	539	-10	-2%
10 to 14	437	473	512	470	429	-8	-2%
15 to 17	246	254	211	262	244	-2	-1%
18 to 19	171	144	159	121	153	-18	-11%
20 to 24	335	357	378	333	335	0	0%
25 to 29	455	582	560	513	499	44	10%
30 to 34	574	637	530	594	567	-7	-1%
35 to 39	508	381	444	448	423	-85	-17%
40 to 44	491	360	384	335	393	-98	-20%
45 to 49	408	394	320	373	348	-60	-15%
50 to 54	354	329	317	349	340	-14	-4%
55 to 59	257	327	292	260	319	62	24%
60 to 61	81	164	137	121	190	109	135%
62 to 64	105	176	153	155	146	41	39%
65 to 69	138	271	292	258	210	72	52%
70 to 74	144	272	355	294	285	141	98%
75 to 79	157	186	318	371	323	166	106%
80 to 84	97	110	185	259	283	186	192%
85 and over	125	132	166	261	374	249	199%
Median Age	33.0	33.0	34.4	35.2	37.1	4.1	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,190	6,712	6,851	6,928	6,911	721	12%
Hispanic	1,362	1,846	2,197	2,550	2,923	1,561	115%
Non-Hispanic	4,828	4,866	4,654	4,378	3,988	-840	-17%
White	4,059	3,853	3,517	3,113	2,599	-1,460	-36%
Black	295	434	490	549	623	328	111%
American Indian	32	28	24	10	21	-11	-34%
Asian	144	210	251	309	325	181	126%
Hawaiian / Pacific Islander	29	32	35	40	45	16	55%
Other	5	4	10	10	15	10	200%
Two or More Races	264	305	327	347	360	96	36%

GROWTH TRENDS IN TOTAL POPULATION



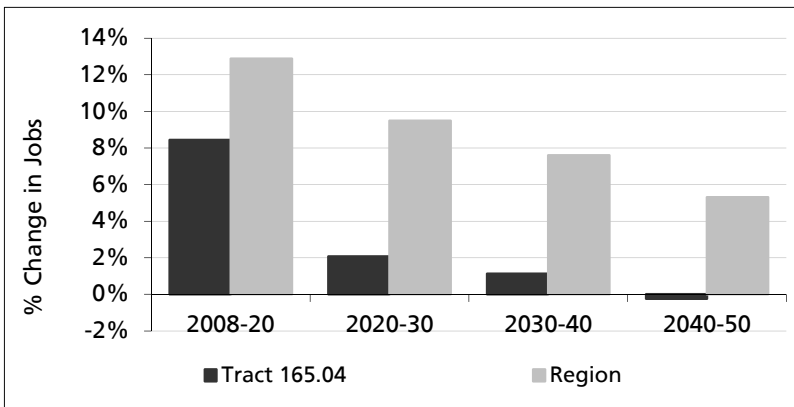
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,749	1,764	1,854	1,952	2,027	278	16%
Civilian Jobs	1,749	1,764	1,854	1,952	2,027	278	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	330	330	330	330	330	0	0%
Developed Acres	320	326	328	328	328	7	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	45	51	51	51	51	6	13%
Multiple Family	74	77	77	77	76	2	3%
Mobile Homes	49	49	49	49	49	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	34	33	33	32	32	-2	-5%
Commercial/Services	34	32	33	34	34	0	0%
Office	9	9	9	9	10	1	12%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	58	58	58	58	58	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	4	0	0%
Vacant Developable Acres	8	2	0	0	0	-7	-94%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	1	0	0	0	-6	-93%
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	1	1	0	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	1	1	1	1	1	0	0%
Employment Density³	20.2	21.1	21.8	23.0	23.6	3.4	17%
Residential Density⁴	14.5	14.4	14.4	14.3	14.3	-0.3	-2%

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).