

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.12



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,310	4,871	5,237	5,755	5,819	1,509	35%
Household Population	3,913	4,444	4,746	5,196	5,208	1,295	33%
Group Quarters Population	397	427	491	559	611	214	54%
Civilian	397	427	491	559	611	214	54%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,022	2,195	2,290	2,525	2,532	510	25%
Single Family	1,209	1,185	1,231	1,231	1,238	29	2%
Multiple Family	813	1,010	1,059	1,294	1,294	481	59%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,800	2,010	2,118	2,338	2,346	546	30%
Single Family	1,086	1,098	1,159	1,164	1,171	85	8%
Multiple Family	714	912	959	1,174	1,175	461	65%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	11.0%	8.4%	7.5%	7.4%	7.3%	-3.7	-34%
Single Family	10.2%	7.3%	5.8%	5.4%	5.4%	-4.8	-47%
Multiple Family	12.2%	9.7%	9.4%	9.3%	9.2%	-3.0	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.17	2.21	2.24	2.22	2.22	0.05	2%

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	123	112	107	100	94	-29	-24%
\$15,000-\$29,999	191	196	192	183	172	-19	-10%
\$30,000-\$44,999	155	156	158	160	155	0	0%
\$45,000-\$59,999	126	119	127	127	123	-3	-2%
\$60,000-\$74,999	142	139	160	175	172	30	21%
\$75,000-\$99,999	213	258	277	304	302	89	42%
\$100,000-\$124,999	154	193	210	232	232	78	51%
\$125,000-\$149,999	122	182	200	229	235	113	93%
\$150,000-\$199,999	176	194	196	250	262	86	49%
\$200,000 or more	398	461	491	578	599	201	51%
Total Households	1,800	2,010	2,118	2,338	2,346	546	30%
Median Household Income							
Adjusted for inflation (\$1999)	\$94,131	\$103,238	\$104,524	\$112,931	\$116,703	\$22,572	24%

***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.

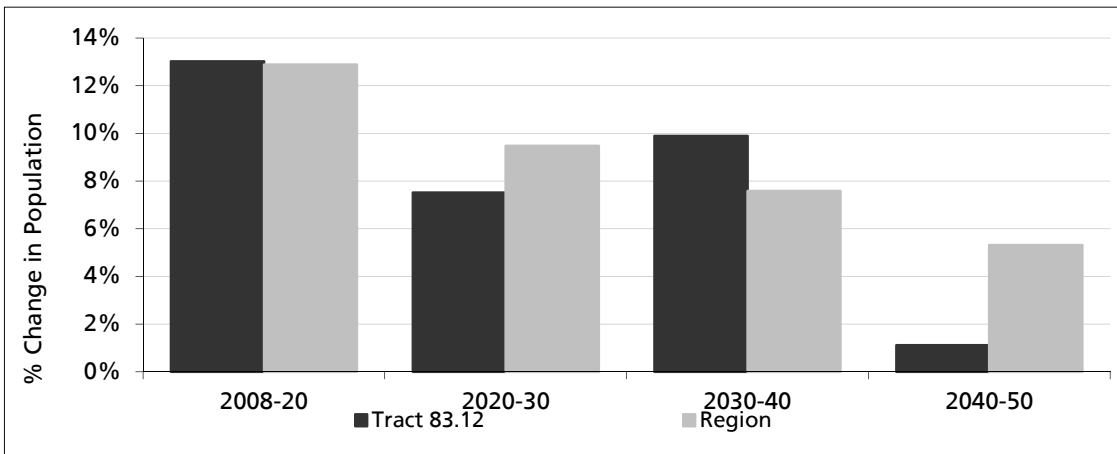
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,310	4,871	5,237	5,755	5,819	1,509	35%
Under 5	110	101	98	98	94	-16	-15%
5 to 9	127	125	126	131	133	6	5%
10 to 14	161	170	169	191	200	39	24%
15 to 17	100	93	83	94	98	-2	-2%
18 to 19	71	60	48	53	55	-16	-23%
20 to 24	160	157	162	167	179	19	12%
25 to 29	424	470	467	475	480	56	13%
30 to 34	259	255	235	249	238	-21	-8%
35 to 39	260	188	214	226	205	-55	-21%
40 to 44	205	153	158	158	171	-34	-17%
45 to 49	264	205	171	214	221	-43	-16%
50 to 54	272	232	201	242	244	-28	-10%
55 to 59	283	329	271	252	308	25	9%
60 to 61	122	164	155	152	186	64	52%
62 to 64	203	332	303	293	320	117	58%
65 to 69	316	560	602	538	475	159	50%
70 to 74	260	475	597	553	488	228	88%
75 to 79	235	298	470	558	482	247	105%
80 to 84	233	223	384	539	495	262	112%
85 and over	245	281	323	572	747	502	205%
Median Age	50.3	58.4	62.6	63.8	62.9	12.6	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,310	4,871	5,237	5,755	5,819	1,509	35%
Hispanic	302	377	419	476	493	191	63%
Non-Hispanic	4,008	4,494	4,818	5,279	5,326	1,318	33%
White	3,420	3,744	3,930	4,224	4,181	761	22%
Black	40	47	54	61	64	24	60%
American Indian	12	14	14	15	11	-1	-8%
Asian	393	525	635	766	851	458	117%
Hawaiian / Pacific Islander	10	13	17	22	24	14	140%
Other	8	6	5	5	5	-3	-38%
Two or More Races	125	145	163	186	190	65	52%

GROWTH TRENDS IN TOTAL POPULATION



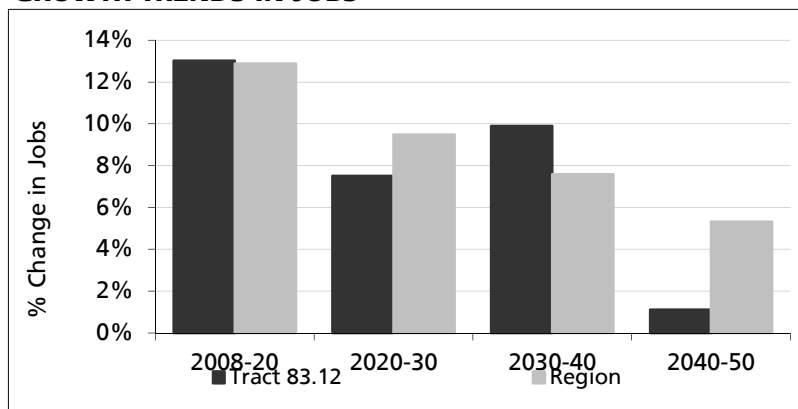
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	14,642	14,982	15,394	15,861	16,212	1,570	11%
Civilian Jobs	14,642	14,982	15,394	15,861	16,212	1,570	11%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,156	2,156	2,156	2,156	2,156	0	0%
Developed Acres	2,099	2,137	2,151	2,154	2,155	57	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	432	434	445	445	445	13	3%
Multiple Family	34	39	40	40	40	6	18%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	3	3	3	3	3	--
Industrial	32	32	32	32	32	0	0%
Commercial/Services	412	411	411	411	411	-1	0%
Office	17	16	16	16	16	-1	-6%
Schools	136	168	170	173	174	37	28%
Roads and Freeways	202	202	202	202	202	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	831	831	831	831	832	1	0%
Vacant Developable Acres	57	19	4	1	0	-57	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	11	0	0	0	-15	-99%
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	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	38	6	3	1	0	-37	-100%
Parks and Other	1	1	1	1	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	24.5	23.9	24.4	25.1	25.6	1.1	4%
Residential Density⁴	4.3	4.6	4.7	5.2	5.2	0.9	20%

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).