

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 11.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,091	4,078	4,130	4,261	4,277	1,186	38%
Household Population	3,048	4,032	4,070	4,189	4,195	1,147	38%
Group Quarters Population	43	46	60	72	82	39	91%
Civilian	43	46	60	72	82	39	91%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,727	2,155	2,155	2,203	2,203	476	28%
Single Family	589	393	393	431	431	-158	-27%
Multiple Family	1,138	1,762	1,762	1,772	1,772	634	56%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,596	2,068	2,072	2,110	2,109	513	32%
Single Family	550	370	375	414	414	-136	-25%
Multiple Family	1,046	1,698	1,697	1,696	1,695	649	62%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.6%	4.0%	3.9%	4.2%	4.3%	-3.3	-43%
Single Family	6.6%	5.9%	4.6%	3.9%	3.9%	-2.7	-41%
Multiple Family	8.1%	3.6%	3.7%	4.3%	4.3%	-3.8	-47%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.91	1.95	1.96	1.99	1.99	0.08	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	331	280	247	226	217	-114	-34%
\$15,000-\$29,999	378	373	361	357	356	-22	-6%
\$30,000-\$44,999	402	434	434	435	435	33	8%
\$45,000-\$59,999	225	294	294	298	298	73	32%
\$60,000-\$74,999	114	226	226	235	234	120	105%
\$75,000-\$99,999	97	257	281	292	291	194	200%
\$100,000-\$124,999	24	104	129	154	163	139	579%
\$125,000-\$149,999	15	53	53	61	63	48	320%
\$150,000-\$199,999	0	32	32	36	36	36	0%
\$200,000 or more	10	15	15	16	16	6	60%
Total Households	1,596	2,068	2,072	2,110	2,109	513	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,321	\$43,168	\$44,793	\$46,862	\$47,341	\$14,020	42%

***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.

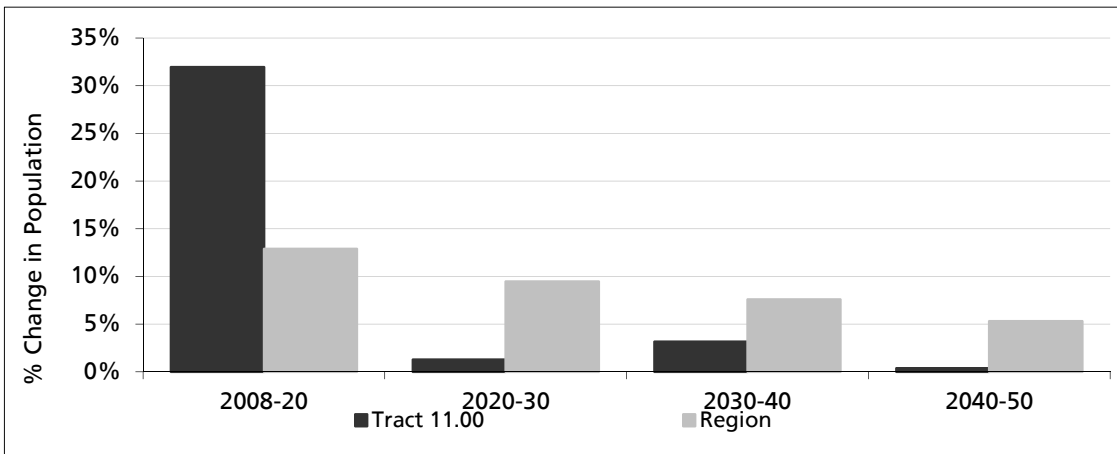
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,091	4,078	4,130	4,261	4,277	1,186	38%
Under 5	232	290	292	298	291	59	25%
5 to 9	179	252	253	267	253	74	41%
10 to 14	177	260	247	255	260	83	47%
15 to 17	102	119	120	123	127	25	25%
18 to 19	59	71	76	75	79	20	34%
20 to 24	110	135	159	160	155	45	41%
25 to 29	194	302	285	282	282	88	45%
30 to 34	397	531	488	541	519	122	31%
35 to 39	460	503	573	572	567	107	23%
40 to 44	296	332	347	328	376	80	27%
45 to 49	239	251	205	250	244	5	2%
50 to 54	173	210	192	225	218	45	26%
55 to 59	176	289	277	252	303	127	72%
60 to 61	51	80	75	63	74	23	45%
62 to 64	55	117	118	122	125	70	127%
65 to 69	71	162	195	200	188	117	165%
70 to 74	32	67	83	74	65	33	103%
75 to 79	28	41	59	56	39	11	39%
80 to 84	30	27	45	52	40	10	33%
85 and over	30	39	41	66	72	42	140%
Median Age	36.0	35.8	36.3	36.1	36.5	0.5	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,091	4,078	4,130	4,261	4,277	1,186	38%
Hispanic	1,001	1,576	1,731	1,969	2,147	1,146	114%
Non-Hispanic	2,090	2,502	2,399	2,292	2,130	40	2%
White	1,485	1,730	1,634	1,523	1,366	-119	-8%
Black	322	401	379	351	323	1	0%
American Indian	10	11	10	10	10	0	0%
Asian	136	193	203	223	243	107	79%
Hawaiian / Pacific Islander	7	10	10	11	13	6	86%
Other	19	18	16	16	15	-4	-21%
Two or More Races	111	139	147	158	160	49	44%

GROWTH TRENDS IN TOTAL POPULATION



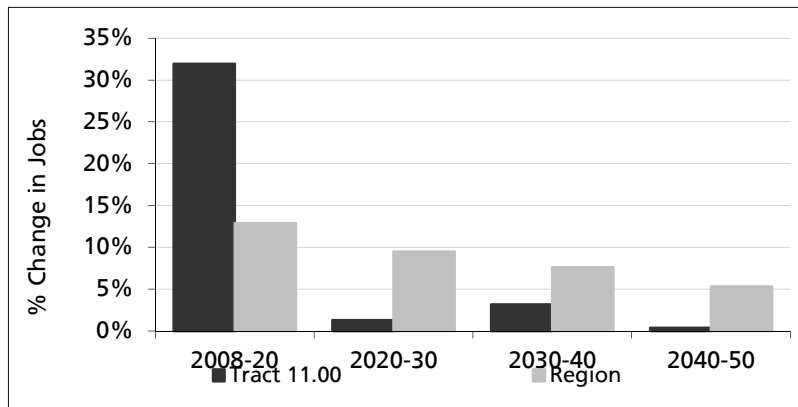
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	732	977	978	978	979	247	34%
Civilian Jobs	732	977	978	978	979	247	34%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	196	196	196	196	196	0	0%
Developed Acres	196	196	196	196	196	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	51	39	39	39	39	-12	-23%
Multiple Family	26	34	34	34	34	7	28%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	12	12	12	12	12	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	8	1	1	1	1	-7	-83%
Office	1	0	0	0	0	-1	-100%
Schools	4	4	4	4	4	0	6%
Roads and Freeways	66	66	66	66	66	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	40	40	40	40	40	0	0%
Vacant Developable Acres	1	0	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	-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	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-100%
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	55.9	85.0	84.6	84.6	83.0	27.1	48%
Residential Density⁴	22.5	27.4	27.4	28.0	28.0	5.5	25%

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).