

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 100.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,368	6,203	6,250	7,264	7,365	997	16%
Household Population	6,368	6,203	6,250	7,264	7,365	997	16%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,582	1,544	1,534	1,770	1,792	210	13%
Single Family	554	550	547	510	510	-44	-8%
Multiple Family	896	862	855	1,210	1,277	381	43%
Mobile Homes	132	132	132	50	5	-127	-96%
Occupied Housing Units	1,533	1,493	1,489	1,730	1,752	219	14%
Single Family	540	528	527	494	493	-47	-9%
Multiple Family	871	840	837	1,189	1,256	385	44%
Mobile Homes	122	125	125	47	3	-119	-98%
Vacancy Rate	3.1%	3.3%	2.9%	2.3%	2.2%	-0.9	-29%
Single Family	2.5%	4.0%	3.7%	3.1%	3.3%	0.8	32%
Multiple Family	2.8%	2.6%	2.1%	1.7%	1.6%	-1.2	-43%
Mobile Homes	7.6%	5.3%	5.3%	6.0%	0.0%	-7.6	-100%
Persons per Household	4.15	4.15	4.20	4.20	4.20	0.05	1%

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	482	425	383	348	318	-164	-34%
\$15,000-\$29,999	361	348	343	332	314	-47	-13%
\$30,000-\$44,999	271	263	261	275	270	-1	0%
\$45,000-\$59,999	186	202	206	251	251	65	35%
\$60,000-\$74,999	98	103	108	148	161	63	64%
\$75,000-\$99,999	88	98	115	190	211	123	140%
\$100,000-\$124,999	37	41	56	105	121	84	227%
\$125,000-\$149,999	8	9	12	42	52	44	550%
\$150,000-\$199,999	2	4	5	31	39	37	1850%
\$200,000 or more	0	0	0	8	15	15	0%
Total Households	1,533	1,493	1,489	1,730	1,752	219	14%
Median Household Income							
Adjusted for inflation (\$1999)	\$26,821	\$28,858	\$31,063	\$40,091	\$43,556	\$16,735	62%

***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.

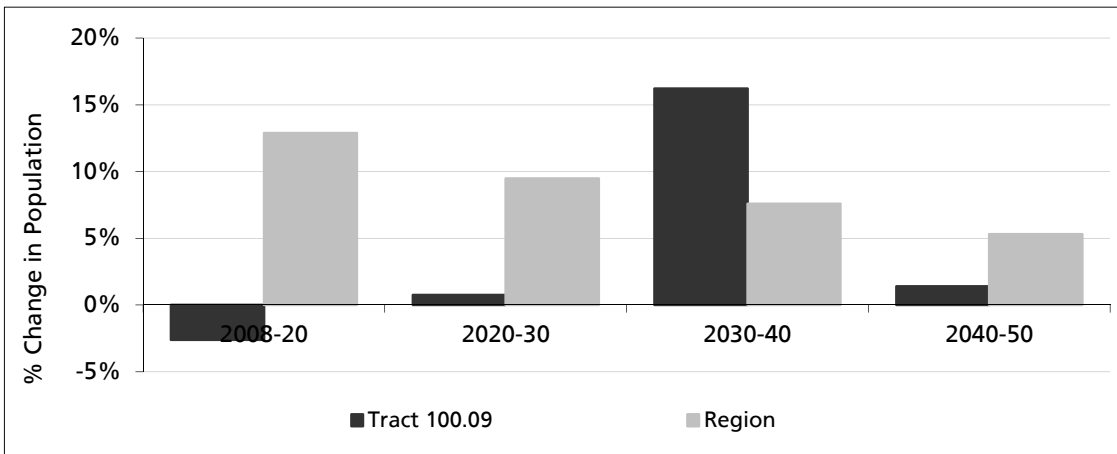
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,368	6,203	6,250	7,264	7,365	997	16%
Under 5	1,011	912	855	974	922	-89	-9%
5 to 9	692	780	689	792	765	73	11%
10 to 14	563	596	527	582	577	14	2%
15 to 17	452	404	397	420	432	-20	-4%
18 to 19	283	221	260	272	283	0	0%
20 to 24	620	468	586	632	622	2	0%
25 to 29	495	439	411	511	483	-12	-2%
30 to 34	419	334	278	406	402	-17	-4%
35 to 39	408	330	345	396	446	38	9%
40 to 44	330	316	298	300	396	66	20%
45 to 49	282	286	252	311	316	34	12%
50 to 54	261	327	357	408	366	105	40%
55 to 59	219	315	366	400	440	221	101%
60 to 61	57	96	116	143	158	101	177%
62 to 64	73	124	153	207	200	127	174%
65 to 69	97	140	191	239	228	131	135%
70 to 74	41	49	76	111	126	85	207%
75 to 79	18	18	29	48	57	39	217%
80 to 84	34	32	43	76	95	61	179%
85 and over	13	16	21	36	51	38	292%
Median Age	21.5	22.0	23.4	24.7	25.8	4.3	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,368	6,203	6,250	7,264	7,365	997	16%
Hispanic	5,751	5,663	5,762	6,777	6,942	1,191	21%
Non-Hispanic	617	540	488	487	423	-194	-31%
White	166	121	94	73	40	-126	-76%
Black	122	119	110	110	97	-25	-20%
American Indian	5	3	3	2	0	-5	-100%
Asian	252	231	218	233	220	-32	-13%
Hawaiian / Pacific Islander	7	3	3	3	3	-4	-57%
Other	1	1	1	1	0	-1	-100%
Two or More Races	64	62	59	65	63	-1	-2%

GROWTH TRENDS IN TOTAL POPULATION



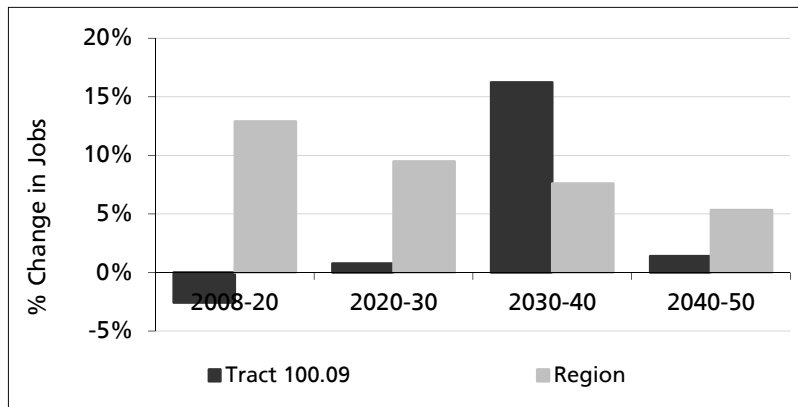
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,384	3,043	3,413	3,810	4,174	1,790	75%
Civilian Jobs	2,384	3,043	3,413	3,810	4,174	1,790	75%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	970	970	970	970	970	0	0%
Developed Acres	844	859	871	882	891	47	6%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	78	76	76	67	67	-11	-14%
Multiple Family	36	34	33	57	59	23	66%
Mobile Homes	13	13	13	5	0	-13	-97%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	88	101	103	103	103	15	17%
Commercial/Services	86	91	102	106	118	32	37%
Office	1	1	1	1	1	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	70	70	70	70	70	0	0%
Agricultural and Extractive ²	138	138	138	138	138	0	0%
Parks and Military Use	325	325	325	325	325	0	0%
Vacant Developable Acres	47	32	21	10	0	-47	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	4	4	4	0	0	-4	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	10	0	0	0	0	-10	-100%
Commercial/Services	33	28	17	10	0	-32	-99%
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	78	78	78	78	78	0	0%
Employment Density³	12.9	15.0	15.8	17.3	18.0	5.1	40%
Residential Density⁴	12.5	12.5	12.6	13.7	14.1	1.6	13%

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).