

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.12



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,229	4,296	4,371	4,365	4,364	135	3%
Household Population	4,229	4,296	4,371	4,365	4,364	135	3%
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	1,668	1,683	1,683	1,683	1,683	15	1%
Single Family	1,556	1,571	1,571	1,571	1,571	15	1%
Multiple Family	112	112	112	112	112	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,613	1,624	1,634	1,634	1,635	22	1%
Single Family	1,508	1,516	1,525	1,525	1,526	18	1%
Multiple Family	105	108	109	109	109	4	4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.5%	2.9%	2.9%	2.9%	-0.4	-12%
Single Family	3.1%	3.5%	2.9%	2.9%	2.9%	-0.2	-6%
Multiple Family	6.3%	3.6%	2.7%	2.7%	2.7%	-3.6	-57%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.62	2.65	2.68	2.67	2.67	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	97	80	66	59	55	-42	-43%
\$15,000-\$29,999	200	163	146	130	115	-85	-43%
\$30,000-\$44,999	173	163	159	152	145	-28	-16%
\$45,000-\$59,999	204	195	194	186	172	-32	-16%
\$60,000-\$74,999	322	300	300	297	290	-32	-10%
\$75,000-\$99,999	334	368	368	368	368	34	10%
\$100,000-\$124,999	119	180	182	182	185	66	55%
\$125,000-\$149,999	54	61	92	122	155	101	187%
\$150,000-\$199,999	53	75	88	96	101	48	91%
\$200,000 or more	57	39	39	42	49	-8	-14%
Total Households	1,613	1,624	1,634	1,634	1,635	22	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$66,172	\$70,550	\$72,600	\$74,646	\$77,751	\$11,579	17%

***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.

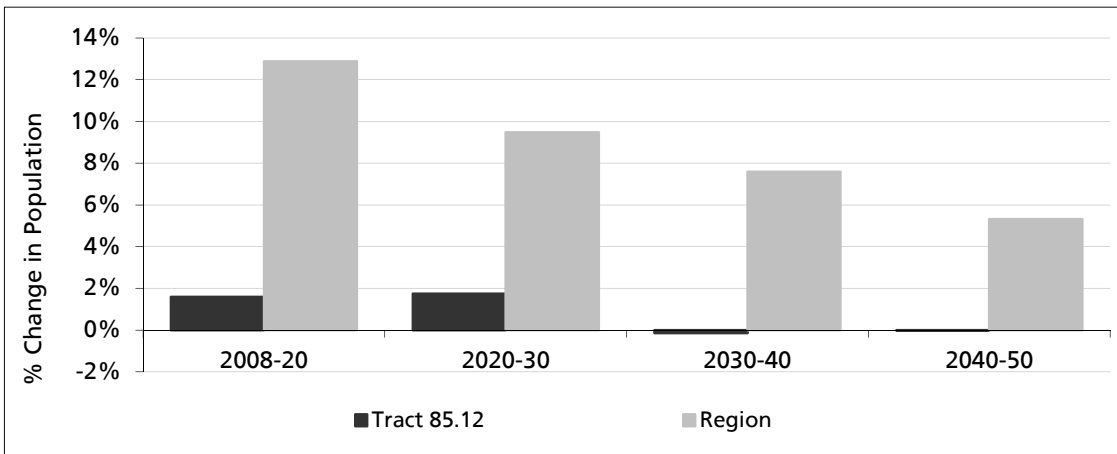
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,229	4,296	4,371	4,365	4,364	135	3%
Under 5	186	172	166	162	162	-24	-13%
5 to 9	202	191	183	180	182	-20	-10%
10 to 14	248	242	221	223	219	-29	-12%
15 to 17	155	144	132	130	130	-25	-16%
18 to 19	101	87	79	84	84	-17	-17%
20 to 24	265	249	252	247	254	-11	-4%
25 to 29	204	239	234	224	234	30	15%
30 to 34	152	151	143	156	150	-2	-1%
35 to 39	246	186	216	205	206	-40	-16%
40 to 44	310	254	263	245	277	-33	-11%
45 to 49	349	262	208	250	255	-94	-27%
50 to 54	353	287	235	253	247	-106	-30%
55 to 59	318	345	287	245	298	-20	-6%
60 to 61	113	139	117	96	124	11	10%
62 to 64	152	223	193	177	183	31	20%
65 to 69	197	322	350	306	272	75	38%
70 to 74	218	346	421	370	333	115	53%
75 to 79	207	227	345	370	308	101	49%
80 to 84	160	139	227	286	252	92	58%
85 and over	93	91	99	156	194	101	109%
Median Age	45.7	49.4	51.9	51.5	50.6	4.9	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,229	4,296	4,371	4,365	4,364	135	3%
Hispanic	548	729	861	998	1,137	589	107%
Non-Hispanic	3,681	3,567	3,510	3,367	3,227	-454	-12%
White	3,114	2,917	2,808	2,618	2,438	-676	-22%
Black	79	89	103	112	120	41	52%
American Indian	17	19	19	19	18	1	6%
Asian	348	408	435	464	492	144	41%
Hawaiian / Pacific Islander	37	42	44	45	45	8	22%
Other	10	11	11	11	11	1	10%
Two or More Races	76	81	90	98	103	27	36%

GROWTH TRENDS IN TOTAL POPULATION



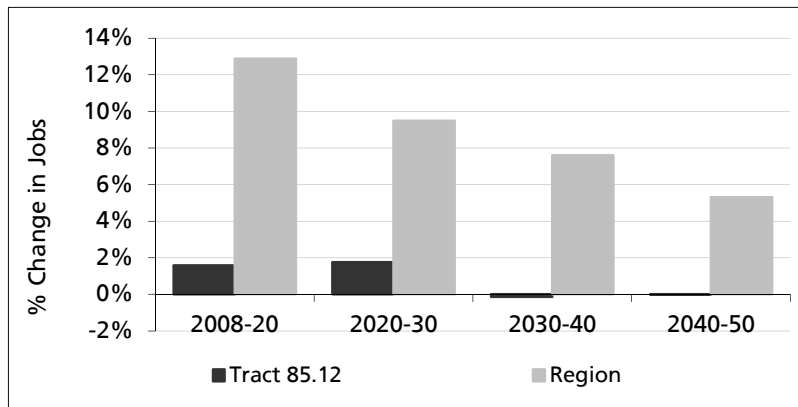
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	525	525	525	525	525	0	0%
Civilian Jobs	525	525	525	525	525	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	548	548	548	548	548	0	0%
Developed Acres	546	548	548	548	548	2	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	255	257	257	257	257	2	1%
Multiple Family	10	10	10	10	10	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	17	17	17	17	17	0	0%
Commercial/Services	8	8	8	8	8	0	0%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	87	87	87	87	87	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	159	159	159	159	159	0	0%
Vacant Developable Acres	2	0	0	0	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
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	0	0	0	0	0	0	0%
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	0	0	0	0	0	0	0%
Employment Density³	14.7	14.7	14.7	14.7	14.7	0.0	0%
Residential Density⁴	6.3	6.3	6.3	6.3	6.3	0.0	0%

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).