

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,161	3,300	3,316	3,397	3,478	317	10%
Household Population	3,161	3,300	3,316	3,397	3,478	317	10%
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	1,206	1,234	1,234	1,235	1,237	31	3%
Single Family	1,206	1,234	1,234	1,235	1,237	31	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,165	1,187	1,193	1,197	1,199	34	3%
Single Family	1,165	1,187	1,193	1,197	1,199	34	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.4%	3.8%	3.3%	3.1%	3.1%	-0.3	-9%
Single Family	3.4%	3.8%	3.3%	3.1%	3.1%	-0.3	-9%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.71	2.78	2.78	2.84	2.90	0.19	7%

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	60	60	58	58	57	-3	-5%
\$15,000-\$29,999	114	107	95	91	88	-26	-23%
\$30,000-\$44,999	123	117	103	101	99	-24	-20%
\$45,000-\$59,999	146	145	139	137	134	-12	-8%
\$60,000-\$74,999	131	130	127	127	127	-4	-3%
\$75,000-\$99,999	167	168	168	168	168	1	1%
\$100,000-\$124,999	115	119	120	120	120	5	4%
\$125,000-\$149,999	93	98	98	98	98	5	5%
\$150,000-\$199,999	118	138	152	155	155	37	31%
\$200,000 or more	98	105	133	142	153	55	56%
Total Households	1,165	1,187	1,193	1,197	1,199	34	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$76,272	\$80,134	\$86,086	\$87,574	\$89,063	\$12,791	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.

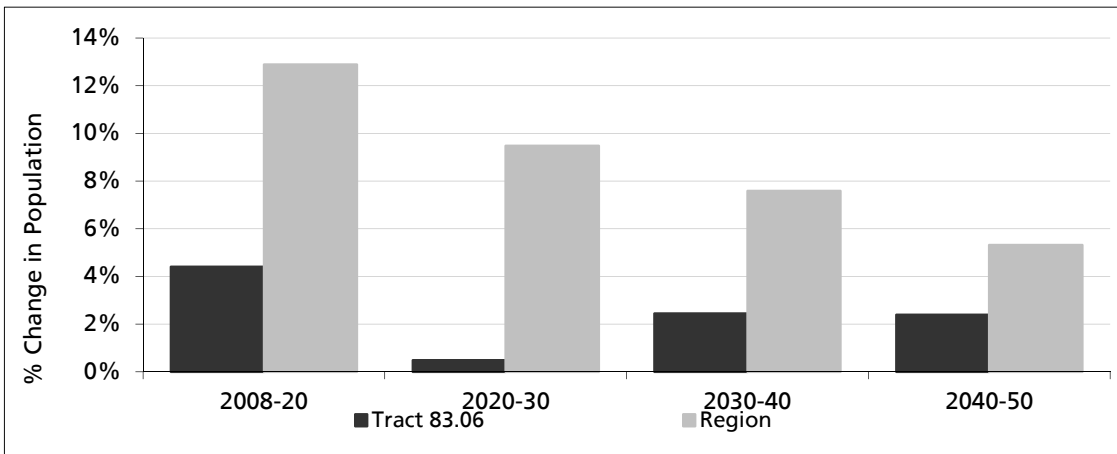
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,161	3,300	3,316	3,397	3,478	317	10%
Under 5	162	155	148	154	156	-6	-4%
5 to 9	243	253	242	252	237	-6	-2%
10 to 14	210	228	213	221	230	20	10%
15 to 17	159	166	166	186	201	42	26%
18 to 19	106	98	98	104	119	13	12%
20 to 24	213	193	207	197	214	1	0%
25 to 29	157	184	179	169	166	9	6%
30 to 34	115	122	110	119	124	9	8%
35 to 39	80	65	82	60	59	-21	-26%
40 to 44	175	130	132	106	110	-65	-37%
45 to 49	191	137	93	113	116	-75	-39%
50 to 54	214	175	144	167	178	-36	-17%
55 to 59	202	202	143	120	164	-38	-19%
60 to 61	100	115	89	75	101	1	1%
62 to 64	132	178	135	116	123	-9	-7%
65 to 69	164	264	265	240	221	57	35%
70 to 74	169	274	318	280	248	79	47%
75 to 79	197	216	328	377	326	129	65%
80 to 84	107	89	153	212	200	93	87%
85 and over	65	56	71	129	185	120	185%
Median Age	43.9	47.0	49.4	50.5	50.2	6.3	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,161	3,300	3,316	3,397	3,478	317	10%
Hispanic	266	338	381	431	488	222	83%
Non-Hispanic	2,895	2,962	2,935	2,966	2,990	95	3%
White	2,475	2,428	2,311	2,251	2,185	-290	-12%
Black	26	29	29	26	27	1	4%
American Indian	6	13	17	18	19	13	217%
Asian	310	386	442	508	573	263	85%
Hawaiian / Pacific Islander	1	4	10	15	21	20	2000%
Other	16	28	33	38	36	20	125%
Two or More Races	61	74	93	110	129	68	111%

GROWTH TRENDS IN TOTAL POPULATION



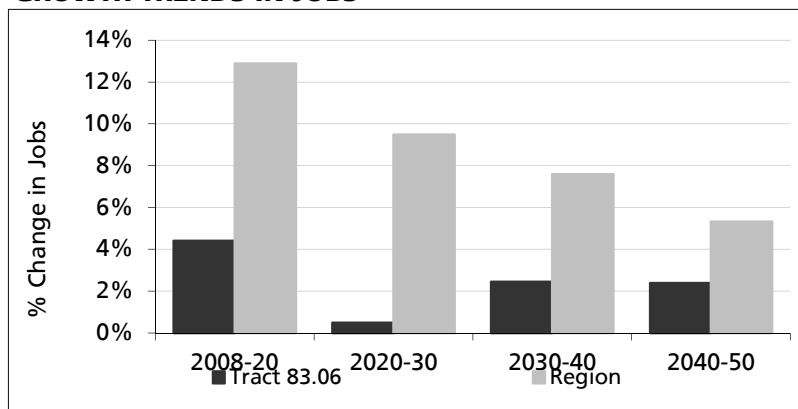
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	291	291	293	293	293	2	1%
Civilian Jobs	291	291	293	293	293	2	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	660	660	660	660	660	0	0%
Developed Acres	656	660	660	660	660	4	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	290	293	293	293	293	4	1%
Multiple Family	0	0	0	0	0	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	0	0	0	0	0	0	0%
Commercial/Services	9	9	9	9	9	0	0%
Office	0	0	0	0	0	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	126	126	126	126	126	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	217	217	217	217	217	0	0%
Vacant Developable Acres	4	0	0	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-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	12.5	12.5	12.6	12.6	12.6	0.1	1%
Residential Density⁴	4.2	4.2	4.2	4.2	4.2	0.1	1%

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).