

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 15.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,870	3,968	4,067	4,190	5,583	1,713	44%
Household Population	3,818	3,890	3,939	3,974	5,327	1,509	40%
Group Quarters Population	52	78	128	216	256	204	392%
Civilian	52	78	128	216	256	204	392%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,951	1,952	1,952	1,951	2,641	690	35%
Single Family	1,264	1,265	1,265	1,264	1,124	-140	-11%
Multiple Family	687	687	687	687	1,517	830	121%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,815	1,814	1,825	1,826	2,463	648	36%
Single Family	1,162	1,202	1,214	1,217	1,081	-81	-7%
Multiple Family	653	612	611	609	1,382	729	112%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.0%	7.1%	6.5%	6.4%	6.7%	-0.3	-4%
Single Family	8.1%	5.0%	4.0%	3.7%	3.8%	-4.3	-53%
Multiple Family	4.9%	10.9%	11.1%	11.4%	8.9%	4.0	82%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.10	2.14	2.16	2.18	2.16	0.06	3%

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	311	249	208	184	194	-117	-38%
\$15,000-\$29,999	482	444	409	386	417	-65	-13%
\$30,000-\$44,999	305	308	309	309	385	80	26%
\$45,000-\$59,999	307	330	343	343	441	134	44%
\$60,000-\$74,999	215	244	289	308	417	202	94%
\$75,000-\$99,999	65	103	114	131	271	206	317%
\$100,000-\$124,999	78	107	113	125	192	114	146%
\$125,000-\$149,999	14	17	27	27	78	64	457%
\$150,000-\$199,999	6	6	7	7	60	54	900%
\$200,000 or more	32	6	6	6	8	-24	-75%
Total Households	1,815	1,814	1,825	1,826	2,463	648	36%
Median Household Income							
Adjusted for inflation (\$1999)	\$35,631	\$40,422	\$44,345	\$46,487	\$53,010	\$17,379	49%

***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.

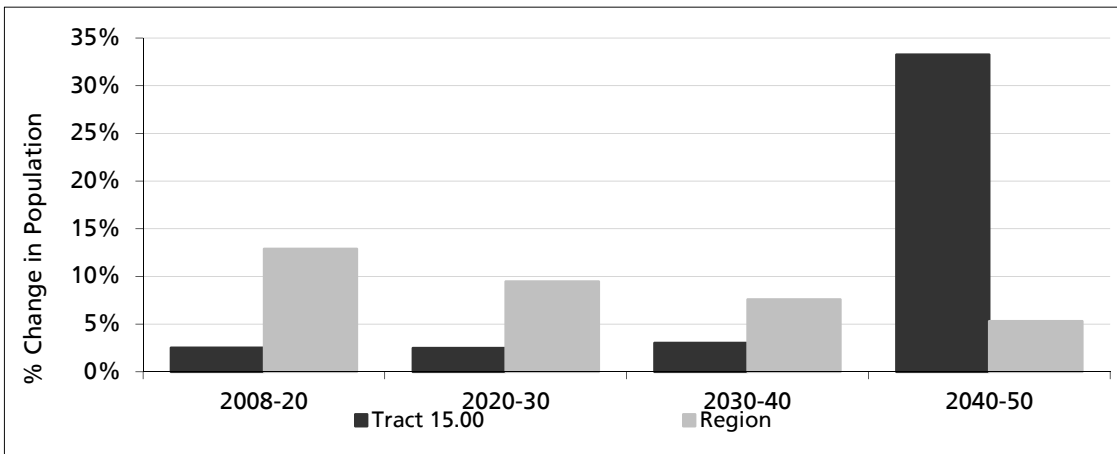
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,870	3,968	4,067	4,190	5,583	1,713	44%
Under 5	324	310	314	319	413	89	27%
5 to 9	218	242	239	246	317	99	45%
10 to 14	216	236	229	233	311	95	44%
15 to 17	114	115	118	121	174	60	53%
18 to 19	69	67	73	70	88	19	28%
20 to 24	125	122	151	149	197	72	58%
25 to 29	207	234	226	238	312	105	51%
30 to 34	396	394	354	378	484	88	22%
35 to 39	495	422	483	471	594	99	20%
40 to 44	463	421	430	408	614	151	33%
45 to 49	369	337	295	347	461	92	25%
50 to 54	280	268	247	267	336	56	20%
55 to 59	187	223	203	177	278	91	49%
60 to 61	60	91	97	94	144	84	140%
62 to 64	75	123	125	129	170	95	127%
65 to 69	74	128	161	172	218	144	195%
70 to 74	62	97	125	119	146	84	135%
75 to 79	52	61	94	108	129	77	148%
80 to 84	49	38	61	75	86	37	76%
85 and over	35	39	42	69	111	76	217%
Median Age	37.7	38.1	38.4	38.6	39.2	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,870	3,968	4,067	4,190	5,583	1,713	44%
Hispanic	1,478	1,777	1,948	2,178	3,112	1,634	111%
Non-Hispanic	2,392	2,191	2,119	2,012	2,471	79	3%
White	1,631	1,444	1,363	1,251	1,473	-158	-10%
Black	312	295	278	253	304	-8	-3%
American Indian	14	12	12	12	16	2	14%
Asian	197	212	224	243	343	146	74%
Hawaiian / Pacific Islander	8	8	9	9	12	4	50%
Other	6	6	6	6	8	2	33%
Two or More Races	224	214	227	238	315	91	41%

GROWTH TRENDS IN TOTAL POPULATION



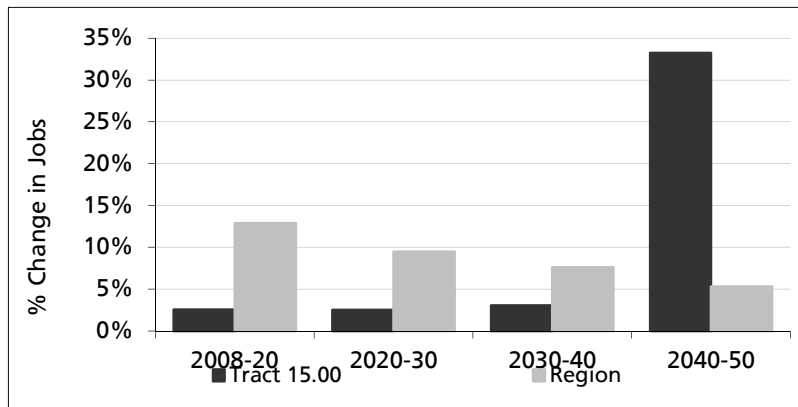
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	545	545	546	675	788	243	45%
Civilian Jobs	545	545	546	675	788	243	45%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	201	201	201	201	201	0	0%
Developed Acres	198	199	199	199	201	2	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	100	101	101	100	88	-13	-12%
Multiple Family	14	14	14	14	26	12	81%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	5	10	10	--
Industrial	2	2	2	0	0	-2	-100%
Commercial/Services	6	6	6	3	1	-5	-84%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	76	76	76	76	76	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	2	2	2	1	0	-2	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	1	1	1	1	0	-1	-97%
Mixed Use	1	1	1	0	0	-1	-100%
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	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	72.5	72.5	72.2	112.5	137.8	65.2	90%
Residential Density⁴	17.0	17.0	17.0	16.7	22.2	5.2	31%

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).