

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 8.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,083	4,539	4,583	4,639	6,396	2,313	57%
Household Population	4,032	4,475	4,501	4,533	6,275	2,243	56%
Group Quarters Population	51	64	82	106	121	70	137%
Civilian	51	64	82	106	121	70	137%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,519	2,656	2,656	2,651	3,595	1,076	43%
Single Family	861	844	844	839	599	-262	-30%
Multiple Family	1,658	1,812	1,812	1,812	2,996	1,338	81%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,334	2,530	2,538	2,527	3,455	1,121	48%
Single Family	782	792	799	797	575	-207	-26%
Multiple Family	1,552	1,738	1,739	1,730	2,880	1,328	86%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.3%	4.7%	4.4%	4.7%	3.9%	-3.4	-47%
Single Family	9.2%	6.2%	5.3%	5.0%	4.0%	-5.2	-57%
Multiple Family	6.4%	4.1%	4.0%	4.5%	3.9%	-2.5	-39%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.73	1.77	1.77	1.79	1.82	0.09	5%

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	495	414	361	332	326	-169	-34%
\$15,000-\$29,999	433	407	382	372	423	-10	-2%
\$30,000-\$44,999	435	449	449	448	542	107	25%
\$45,000-\$59,999	313	323	325	325	455	142	45%
\$60,000-\$74,999	280	325	328	326	439	159	57%
\$75,000-\$99,999	219	352	364	363	546	327	149%
\$100,000-\$124,999	91	175	222	241	399	308	338%
\$125,000-\$149,999	45	63	82	95	194	149	331%
\$150,000-\$199,999	22	22	25	25	78	56	255%
\$200,000 or more	1	0	0	0	53	52	5200%
Total Households	2,334	2,530	2,538	2,527	3,455	1,121	48%
Median Household Income							
Adjusted for inflation (\$1999)	\$38,241	\$44,833	\$48,554	\$50,146	\$59,390	\$21,149	55%

***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.

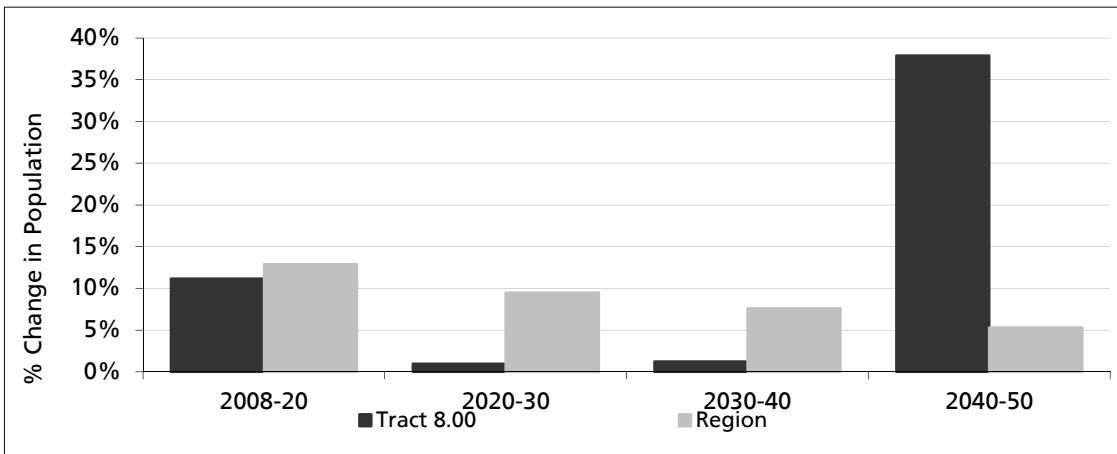
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,083	4,539	4,583	4,639	6,396	2,313	57%
Under 5	355	382	398	399	547	192	54%
5 to 9	287	319	320	322	434	147	51%
10 to 14	165	190	182	191	273	108	65%
15 to 17	98	107	111	115	166	68	69%
18 to 19	56	62	67	62	79	23	41%
20 to 24	116	126	145	147	210	94	81%
25 to 29	200	260	252	255	360	160	80%
30 to 34	524	604	563	585	763	239	46%
35 to 39	538	486	547	553	751	213	40%
40 to 44	409	373	387	366	565	156	38%
45 to 49	339	297	243	294	396	57	17%
50 to 54	227	219	189	204	274	47	21%
55 to 59	194	233	191	153	253	59	30%
60 to 61	90	119	98	77	131	41	46%
62 to 64	108	187	158	142	200	92	85%
65 to 69	104	205	233	220	272	168	162%
70 to 74	102	181	234	224	294	192	188%
75 to 79	58	76	120	137	174	116	200%
80 to 84	53	44	71	84	89	36	68%
85 and over	60	69	74	109	165	105	175%
Median Age	37.2	37.3	37.3	37.2	37.4	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,083	4,539	4,583	4,639	6,396	2,313	57%
Hispanic	969	1,323	1,464	1,662	2,532	1,563	161%
Non-Hispanic	3,114	3,216	3,119	2,977	3,864	750	24%
White	2,438	2,465	2,356	2,196	2,765	327	13%
Black	224	239	225	205	260	36	16%
American Indian	24	18	15	15	20	-4	-17%
Asian	216	263	280	307	459	243	113%
Hawaiian / Pacific Islander	16	20	20	20	29	13	81%
Other	19	16	15	15	23	4	21%
Two or More Races	177	195	208	219	308	131	74%

GROWTH TRENDS IN TOTAL POPULATION



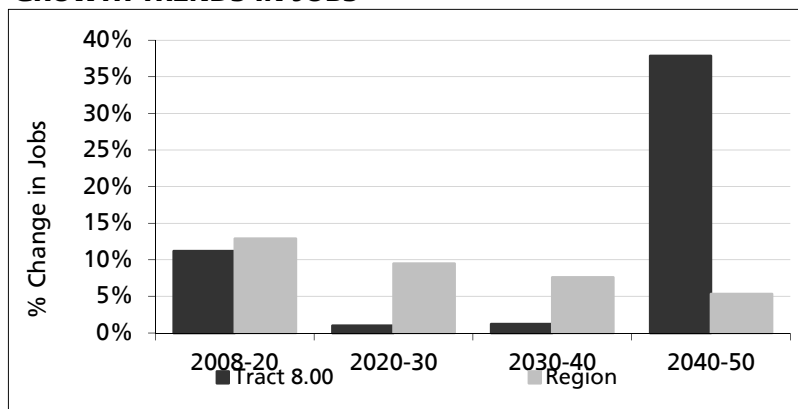
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	424	424	424	451	520	96	23%
Civilian Jobs	424	424	424	451	520	96	23%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	159	159	159	159	159	0	0%
Developed Acres	157	158	158	159	159	2	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	74	73	73	72	56	-17	-24%
Multiple Family	30	33	33	33	49	18	60%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	1	7	7	--
Industrial	0	0	0	0	0	0	-98%
Commercial/Services	6	6	6	6	0	-6	-93%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	46	46	46	46	46	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	1	1	1	0	-2	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	2	1	1	1	0	-2	-95%
Mixed Use	0	0	0	0	0	0	-100%
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	67.2	67.2	67.2	68.2	127.0	59.8	89%
Residential Density⁴	24.2	25.2	25.2	25.1	33.1	8.9	37%

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).