

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 50.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,473	4,354	8,414	8,599	8,598	6,125	248%
Household Population	2,381	4,253	8,294	8,459	8,445	6,064	255%
Group Quarters Population	92	101	120	140	153	61	66%
Civilian	92	101	120	140	153	61	66%
Military	0	0	0	0	0	0	0%
Total Housing Units	640	1,129	2,233	2,285	2,285	1,645	257%
Single Family	335	274	22	22	22	-313	-93%
Multiple Family	305	855	2,211	2,263	2,263	1,958	642%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	594	1,047	2,093	2,153	2,159	1,565	263%
Single Family	319	258	22	22	22	-297	-93%
Multiple Family	275	789	2,071	2,131	2,137	1,862	677%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.2%	7.3%	6.3%	5.8%	5.5%	-1.7	-24%
Single Family	4.8%	5.8%	0.0%	0.0%	0.0%	-4.8	-100%
Multiple Family	9.8%	7.7%	6.3%	5.8%	5.6%	-4.2	-43%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.01	4.06	3.96	3.93	3.91	-0.10	-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	169	229	324	266	226	57	34%
\$15,000-\$29,999	179	274	484	444	407	228	127%
\$30,000-\$44,999	94	194	402	398	384	290	309%
\$45,000-\$59,999	75	152	317	329	329	254	339%
\$60,000-\$74,999	24	88	203	223	228	204	850%
\$75,000-\$99,999	0	57	172	215	237	237	0%
\$100,000-\$124,999	8	27	93	129	158	150	1875%
\$125,000-\$149,999	18	11	46	65	82	64	356%
\$150,000-\$199,999	27	13	39	59	79	52	193%
\$200,000 or more	0	2	13	25	29	29	0%
Total Households	594	1,047	2,093	2,153	2,159	1,565	263%
Median Household Income							
Adjusted for inflation (\$1999)	\$25,726	\$31,585	\$38,899	\$43,813	\$47,850	\$22,124	86%

***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.

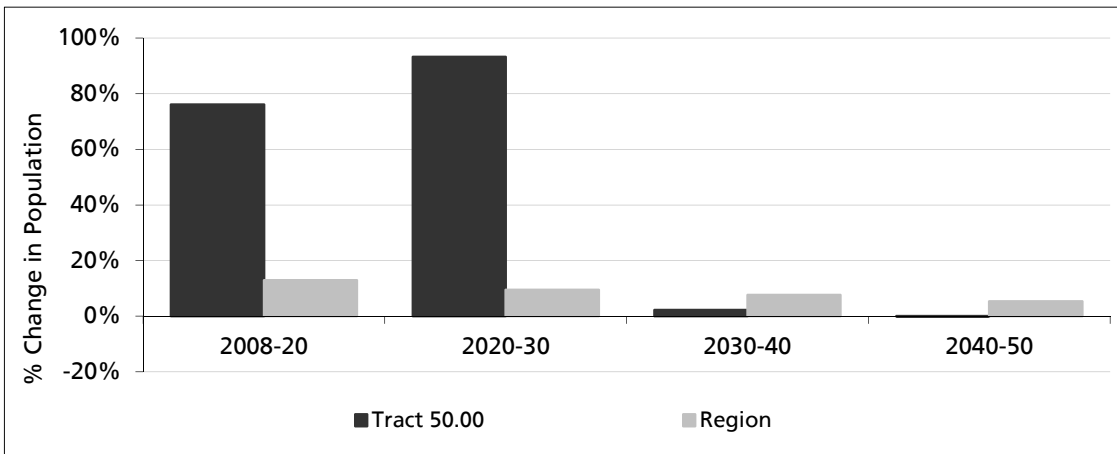
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,473	4,354	8,414	8,599	8,598	6,125	248%
Under 5	268	422	777	770	702	434	162%
5 to 9	216	440	760	764	722	506	234%
10 to 14	230	457	804	780	770	540	235%
15 to 17	169	272	524	486	491	322	191%
18 to 19	109	147	337	307	310	201	184%
20 to 24	250	343	864	820	799	549	220%
25 to 29	212	344	615	674	624	412	194%
30 to 34	228	338	504	646	607	379	166%
35 to 39	204	316	607	580	611	407	200%
40 to 44	161	300	531	455	570	409	254%
45 to 49	137	279	472	506	493	356	260%
50 to 54	90	201	413	403	344	254	282%
55 to 59	81	213	470	444	483	402	496%
60 to 61	25	68	157	184	194	169	676%
62 to 64	22	65	158	190	182	160	727%
65 to 69	19	49	136	158	156	137	721%
70 to 74	17	38	111	136	156	139	818%
75 to 79	19	34	113	190	240	221	1163%
80 to 84	11	18	48	84	109	98	891%
85 and over	5	10	13	22	35	30	600%
Median Age	24.9	26.4	26.1	27.8	29.0	4.1	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,473	4,354	8,414	8,599	8,598	6,125	248%
Hispanic	2,399	4,244	8,220	8,411	8,420	6,021	251%
Non-Hispanic	74	110	194	188	178	104	141%
White	0	0	0	0	0	0	0%
Black	29	42	70	62	53	24	83%
American Indian	3	4	6	6	6	3	100%
Asian	9	15	28	30	30	21	233%
Hawaiian / Pacific Islander	0	0	0	0	0	0	0%
Other	11	14	22	22	22	11	100%
Two or More Races	22	35	68	68	67	45	205%

GROWTH TRENDS IN TOTAL POPULATION



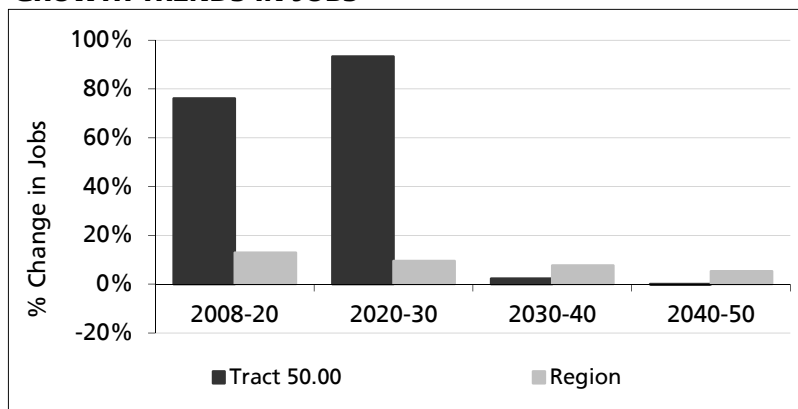
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	8,425	8,896	10,275	10,277	10,277	1,852	22%
Civilian Jobs	8,425	8,896	10,275	10,277	10,277	1,852	22%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	358	358	358	358	358	0	0%
Developed Acres	348	355	358	358	358	11	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	18	15	0	0	0	-18	-100%
Multiple Family	8	8	29	29	29	21	256%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	14	41	41	41	41	--
Industrial	184	177	149	149	149	-35	-19%
Commercial/Services	15	15	9	9	9	-6	-40%
Office	1	4	10	10	10	9	878%
Schools	0	0	1	1	1	1	--
Roads and Freeways	115	115	115	115	115	0	0%
Agricultural and Extractive ²	3	3	0	0	0	-3	-100%
Parks and Military Use	3	4	4	4	4	1	22%
Vacant Developable Acres	11	3	0	0	0	-11	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	8	1	0	0	0	-8	-100%
Industrial	1	1	0	0	0	-1	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	1	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	0	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	42.1	43.7	54.1	54.1	54.1	12.0	28%
Residential Density⁴	24.5	37.9	45.5	46.4	46.4	22.0	90%

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).