

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,986	6,385	6,646	6,735	6,815	829	14%
Household Population	5,834	6,220	6,466	6,536	6,603	769	13%
Group Quarters Population	152	165	180	199	212	60	39%
Civilian	152	165	180	199	212	60	39%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,355	2,474	2,524	2,588	2,608	253	11%
Single Family	2,228	2,236	2,126	2,124	2,144	-84	-4%
Multiple Family	127	238	398	464	464	337	265%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,265	2,374	2,438	2,497	2,522	257	11%
Single Family	2,139	2,144	2,057	2,054	2,077	-62	-3%
Multiple Family	126	230	381	443	445	319	253%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.8%	4.0%	3.4%	3.5%	3.3%	-0.5	-13%
Single Family	4.0%	4.1%	3.2%	3.3%	3.1%	-0.9	-23%
Multiple Family	0.8%	3.4%	4.3%	4.5%	4.1%	3.3	413%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.58	2.62	2.65	2.62	2.62	0.04	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	201	162	136	111	94	-107	-53%
\$15,000-\$29,999	322	261	236	209	192	-130	-40%
\$30,000-\$44,999	303	292	284	270	255	-48	-16%
\$45,000-\$59,999	409	402	402	393	378	-31	-8%
\$60,000-\$74,999	384	355	359	357	349	-35	-9%
\$75,000-\$99,999	372	398	405	408	408	36	10%
\$100,000-\$124,999	117	193	210	222	225	108	92%
\$125,000-\$149,999	97	192	245	265	275	178	184%
\$150,000-\$199,999	60	106	138	213	273	213	355%
\$200,000 or more	0	13	23	49	73	73	0%
Total Households	2,265	2,374	2,438	2,497	2,522	257	11%
Median Household Income							
Adjusted for inflation (\$1999)	\$56,241	\$62,958	\$66,727	\$71,155	\$74,699	\$18,458	33%

***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.

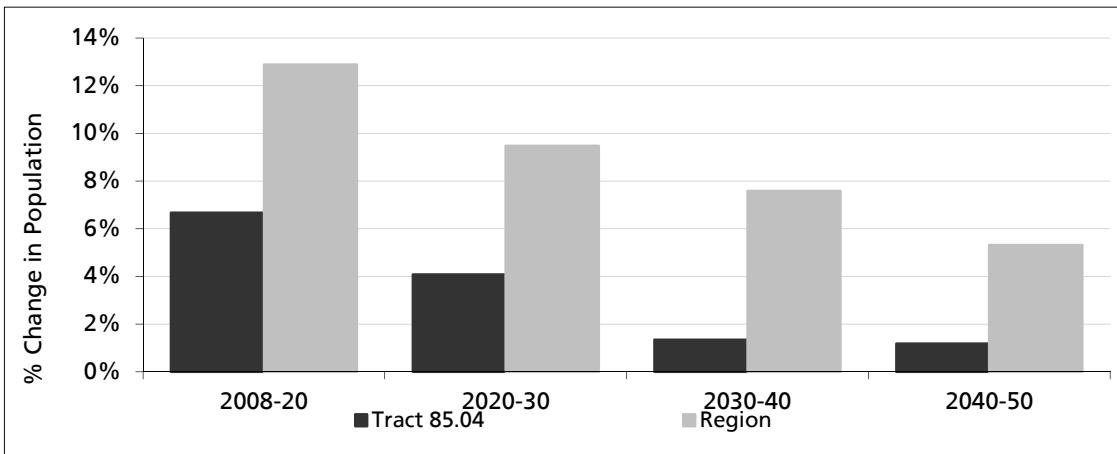
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,986	6,385	6,646	6,735	6,815	829	14%
Under 5	342	340	357	356	353	11	3%
5 to 9	400	434	454	480	481	81	20%
10 to 14	441	504	496	526	541	100	23%
15 to 17	296	314	310	328	346	50	17%
18 to 19	188	174	166	163	171	-17	-9%
20 to 24	395	406	456	446	467	72	18%
25 to 29	354	440	460	462	472	118	33%
30 to 34	269	289	278	303	297	28	10%
35 to 39	359	308	366	364	377	18	5%
40 to 44	464	407	438	410	479	15	3%
45 to 49	493	411	349	414	425	-68	-14%
50 to 54	440	392	348	375	362	-78	-18%
55 to 59	353	402	334	276	330	-23	-7%
60 to 61	148	187	170	143	173	25	17%
62 to 64	145	221	191	170	172	27	19%
65 to 69	213	358	369	287	235	22	10%
70 to 74	167	277	352	318	295	128	77%
75 to 79	182	215	336	363	308	126	69%
80 to 84	163	138	231	268	210	47	29%
85 and over	174	168	185	283	321	147	84%
Median Age	39.3	39.7	39.7	39.2	38.7	-0.6	-2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,986	6,385	6,646	6,735	6,815	829	14%
Hispanic	1,179	1,609	1,911	2,203	2,495	1,316	112%
Non-Hispanic	4,807	4,776	4,735	4,532	4,320	-487	-10%
White	3,997	3,832	3,710	3,442	3,175	-822	-21%
Black	54	62	71	76	81	27	50%
American Indian	29	33	32	31	28	-1	-3%
Asian	495	594	636	676	715	220	44%
Hawaiian / Pacific Islander	18	22	23	24	24	6	33%
Other	36	38	42	44	46	10	28%
Two or More Races	178	195	221	239	251	73	41%

GROWTH TRENDS IN TOTAL POPULATION



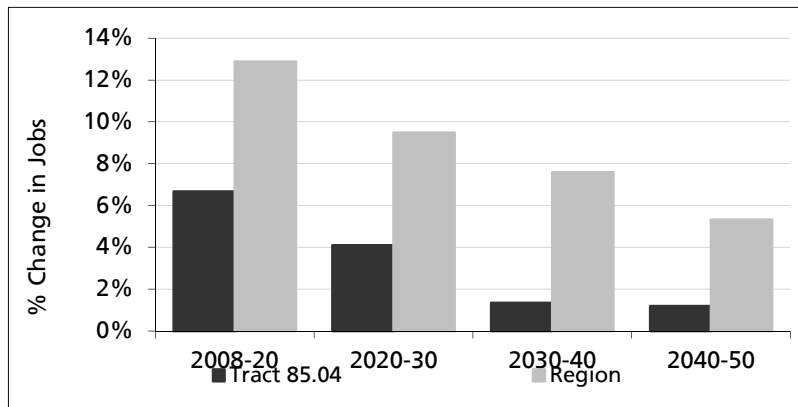
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,685	1,801	1,841	1,847	1,847	162	10%
Civilian Jobs	1,685	1,801	1,841	1,847	1,847	162	10%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	749	749	749	749	749	0	0%
Developed Acres	748	749	749	749	749	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	367	368	356	353	353	-14	-4%
Multiple Family	6	6	18	21	21	15	252%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	5	6	6	6	--
Industrial	6	6	6	6	6	0	-3%
Commercial/Services	23	18	18	18	18	-5	-23%
Office	6	6	6	6	6	0	0%
Schools	30	30	30	30	30	0	0%
Roads and Freeways	137	137	137	137	137	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	172	172	172	172	172	0	0%
Vacant Developable Acres	1	0	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-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	-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	25.6	28.4	29.1	29.2	29.2	3.6	14%
Residential Density⁴	6.3	6.6	6.7	6.9	6.9	0.6	10%

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).