

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 27.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,321	4,392	4,477	4,485	5,131	810	19%
Household Population	4,308	4,374	4,453	4,457	5,094	786	18%
Group Quarters Population	13	18	24	28	37	24	185%
Civilian	13	18	24	28	37	24	185%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,147	1,143	1,143	1,143	1,301	154	13%
Single Family	583	579	579	579	523	-60	-10%
Multiple Family	564	564	564	564	778	214	38%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,062	1,070	1,074	1,075	1,237	175	16%
Single Family	550	543	547	550	498	-52	-9%
Multiple Family	512	527	527	525	739	227	44%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.4%	6.4%	6.0%	5.9%	4.9%	-2.5	-34%
Single Family	5.7%	6.2%	5.5%	5.0%	4.8%	-0.9	-16%
Multiple Family	9.2%	6.6%	6.6%	6.9%	5.0%	-4.2	-46%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.06	4.09	4.15	4.15	4.12	0.06	1%

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	241	216	193	172	168	-73	-30%
\$15,000-\$29,999	317	335	342	334	354	37	12%
\$30,000-\$44,999	232	247	259	275	308	76	33%
\$45,000-\$59,999	124	130	132	140	181	57	46%
\$60,000-\$74,999	62	64	64	65	89	27	44%
\$75,000-\$99,999	52	54	54	54	80	28	54%
\$100,000-\$124,999	12	16	19	24	41	29	242%
\$125,000-\$149,999	0	0	3	3	8	8	0%
\$150,000-\$199,999	22	8	8	8	8	-14	-64%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	1,062	1,070	1,074	1,075	1,237	175	16%
Median Household Income							
Adjusted for inflation (\$1999)	\$28,722	\$29,284	\$30,116	\$31,718	\$34,700	\$5,978	21%

***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.

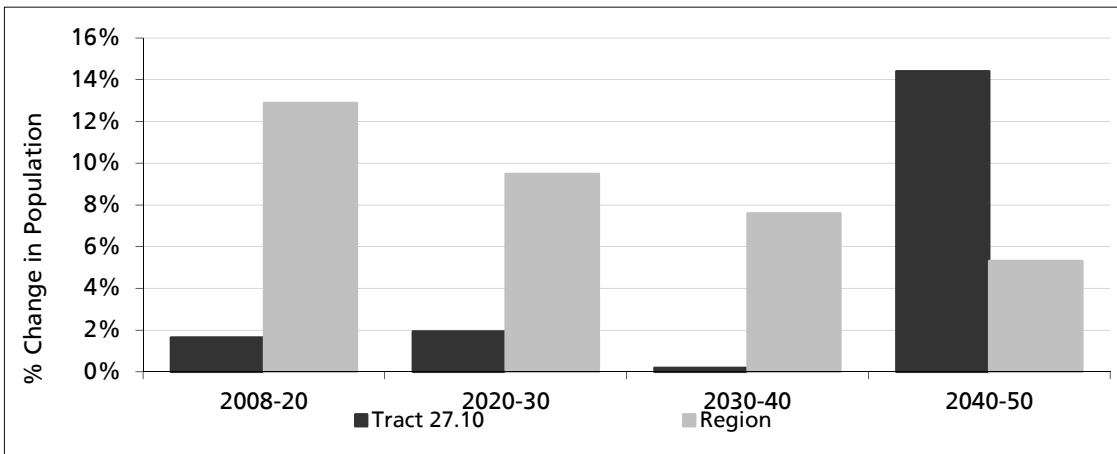
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,321	4,392	4,477	4,485	5,131	810	19%
Under 5	531	490	454	436	467	-64	-12%
5 to 9	410	457	427	415	469	59	14%
10 to 14	338	376	369	355	418	80	24%
15 to 17	221	204	223	211	246	25	11%
18 to 19	169	137	157	140	153	-16	-9%
20 to 24	374	324	363	336	359	-15	-4%
25 to 29	312	304	280	294	306	-6	-2%
30 to 34	296	271	232	264	290	-6	-2%
35 to 39	334	291	312	296	352	18	5%
40 to 44	259	245	252	223	299	40	15%
45 to 49	238	242	225	242	272	34	14%
50 to 54	201	203	194	191	197	-4	-2%
55 to 59	168	221	224	209	264	96	57%
60 to 61	48	72	78	88	103	55	115%
62 to 64	61	104	105	96	103	42	69%
65 to 69	86	137	170	164	171	85	99%
70 to 74	85	109	150	162	185	100	118%
75 to 79	86	86	128	162	191	105	122%
80 to 84	39	42	56	83	105	66	169%
85 and over	65	77	78	118	181	116	178%
Median Age	26.9	28.4	29.4	31.1	32.5	5.6	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,321	4,392	4,477	4,485	5,131	810	19%
Hispanic	1,610	1,974	2,275	2,503	3,060	1,450	90%
Non-Hispanic	2,711	2,418	2,202	1,982	2,071	-640	-24%
White	286	144	49	0	0	-286	-100%
Black	1,095	971	863	748	727	-368	-34%
American Indian	3	3	3	4	4	1	33%
Asian	1,167	1,154	1,142	1,089	1,187	20	2%
Hawaiian / Pacific Islander	2	2	2	2	2	0	0%
Other	6	6	6	6	7	1	17%
Two or More Races	152	138	137	133	144	-8	-5%

GROWTH TRENDS IN TOTAL POPULATION



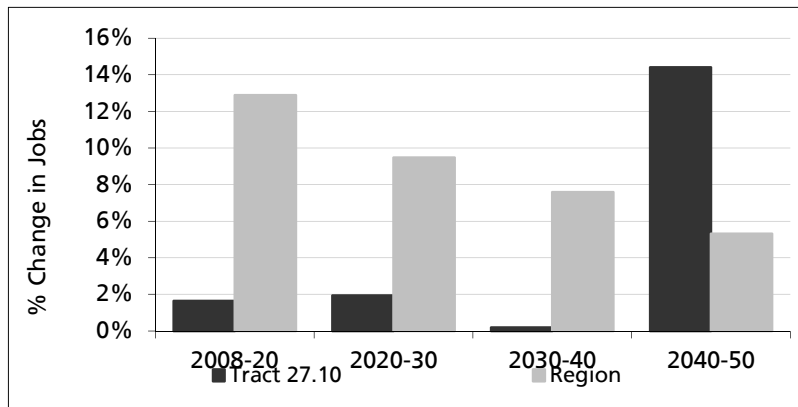
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	171	189	189	189	253	82	48%
Civilian Jobs	171	189	189	189	253	82	48%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	181	181	181	181	181	0	0%
Developed Acres	175	176	176	176	179	4	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	79	78	78	78	74	-6	-7%
Multiple Family	15	15	15	15	22	6	41%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	2	2	--
Industrial	0	0	0	0	1	0	97%
Commercial/Services	10	8	8	8	6	-4	-39%
Office	0	0	0	0	0	0	0%
Schools	0	5	5	5	5	5	--
Roads and Freeways	47	47	47	47	47	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	23	0	-2%
Vacant Developable Acres	6	5	5	5	3	-4	-60%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	3	3	3	0	0%
Multiple Family	2	2	2	2	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	0	-1	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	1	0	0	0	0	-1	-100%
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	16.5	14.6	14.6	14.6	20.2	3.6	22%
Residential Density⁴	12.1	12.2	12.2	12.2	13.4	1.3	11%

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).