

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 27.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,934	4,211	4,315	3,943	5,648	1,714	44%
Household Population	3,934	4,211	4,315	3,943	5,648	1,714	44%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,154	1,157	1,164	1,071	1,517	363	31%
Single Family	625	628	635	559	545	-80	-13%
Multiple Family	529	529	529	512	972	443	84%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,006	1,071	1,082	989	1,428	422	42%
Single Family	532	591	603	529	519	-13	-2%
Multiple Family	474	480	479	460	909	435	92%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	12.8%	7.4%	7.0%	7.7%	5.9%	-6.9	-54%
Single Family	14.9%	5.9%	5.0%	5.4%	4.8%	-10.1	-68%
Multiple Family	10.4%	9.3%	9.5%	10.2%	6.5%	-3.9	-38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.91	3.93	3.99	3.99	3.96	0.05	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	224	197	175	151	153	-71	-32%
\$15,000-\$29,999	348	361	356	322	335	-13	-4%
\$30,000-\$44,999	248	289	317	297	384	136	55%
\$45,000-\$59,999	83	109	112	109	211	128	154%
\$60,000-\$74,999	41	44	44	41	130	89	217%
\$75,000-\$99,999	34	50	50	46	98	64	188%
\$100,000-\$124,999	13	18	25	20	56	43	331%
\$125,000-\$149,999	1	1	1	1	51	50	5000%
\$150,000-\$199,999	6	2	2	2	9	3	50%
\$200,000 or more	8	0	0	0	1	-7	-88%
Total Households	1,006	1,071	1,082	989	1,428	422	42%
Median Household Income							
Adjusted for inflation (\$1999)	\$27,026	\$29,065	\$30,473	\$31,086	\$38,828	\$11,802	44%

***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.

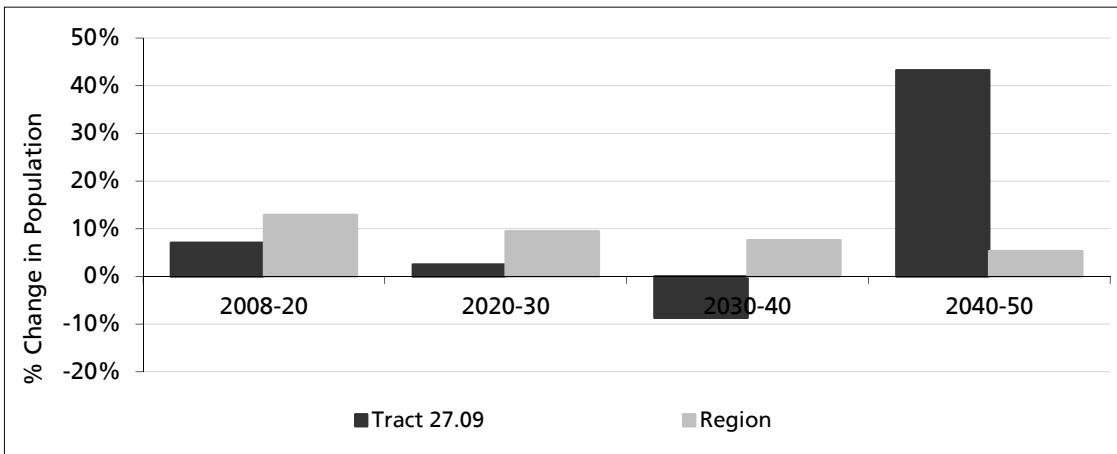
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,934	4,211	4,315	3,943	5,648	1,714	44%
Under 5	410	396	387	345	463	53	13%
5 to 9	385	451	427	382	537	152	39%
10 to 14	349	406	398	352	512	163	47%
15 to 17	219	213	226	193	286	67	31%
18 to 19	168	146	163	139	194	26	15%
20 to 24	270	250	284	240	346	76	28%
25 to 29	273	293	265	241	324	51	19%
30 to 34	294	293	258	281	382	88	30%
35 to 39	343	319	352	304	449	106	31%
40 to 44	276	295	305	245	413	137	50%
45 to 49	241	242	224	220	307	66	27%
50 to 54	206	207	208	184	237	31	15%
55 to 59	122	159	158	135	208	86	70%
60 to 61	49	79	79	67	99	50	102%
62 to 64	60	113	130	125	175	115	192%
65 to 69	63	101	123	107	134	71	113%
70 to 74	65	93	126	132	200	135	208%
75 to 79	68	75	113	143	204	136	200%
80 to 84	35	34	43	54	78	43	123%
85 and over	38	46	46	54	100	62	163%
Median Age	28.0	29.2	30.1	31.4	32.1	4.1	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,934	4,211	4,315	3,943	5,648	1,714	44%
Hispanic	2,086	2,600	2,923	2,848	4,251	2,165	104%
Non-Hispanic	1,848	1,611	1,392	1,095	1,397	-451	-24%
White	321	166	56	0	0	-321	-100%
Black	670	605	527	405	480	-190	-28%
American Indian	5	5	5	5	7	2	40%
Asian	510	514	496	419	558	48	9%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	54	51	49	42	58	4	7%
Two or More Races	287	269	258	223	293	6	2%

GROWTH TRENDS IN TOTAL POPULATION



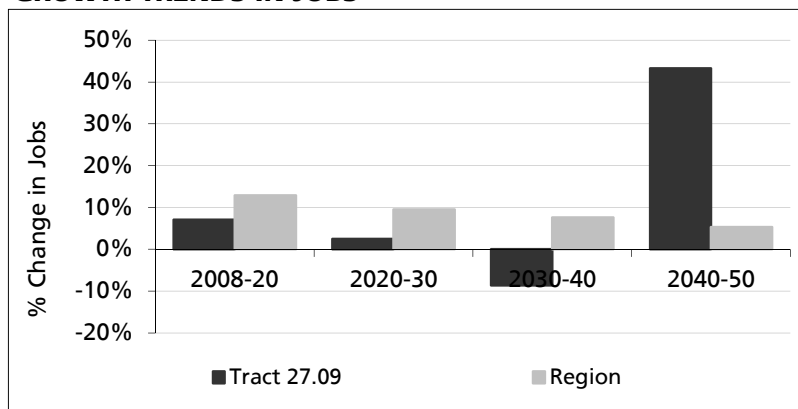
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	404	404	404	679	707	303	75%
Civilian Jobs	404	404	404	679	707	303	75%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	155	155	155	155	155	0	0%
Developed Acres	152	153	155	155	155	3	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	83	84	85	80	79	-4	-5%
Multiple Family	22	22	22	22	23	0	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	9	12	12	--
Industrial	1	1	1	0	0	-1	-94%
Commercial/Services	5	5	5	3	2	-4	-70%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	28	28	28	28	28	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	0%
Vacant Developable Acres	3	2	0	0	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	0	0	0	-2	-100%
Multiple Family	0	0	0	0	0	0	0%
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	-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	24.0	24.0	24.0	37.4	39.6	15.6	65%
Residential Density⁴	11.0	10.9	10.8	10.1	14.2	3.2	29%

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).