

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 148.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,332	4,532	4,595	4,717	4,733	401	9%
Household Population	4,152	4,333	4,364	4,444	4,435	283	7%
Group Quarters Population	180	199	231	273	298	118	66%
Civilian	180	199	231	273	298	118	66%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,117	2,145	2,145	2,145	2,146	29	1%
Single Family	867	895	895	895	895	28	3%
Multiple Family	1,198	1,198	1,198	1,198	1,198	0	0%
Mobile Homes	52	52	52	52	53	1	2%
Occupied Housing Units	2,038	2,086	2,088	2,091	2,089	51	3%
Single Family	840	874	875	875	876	36	4%
Multiple Family	1,151	1,166	1,166	1,169	1,165	14	1%
Mobile Homes	47	46	47	47	48	1	2%
Vacancy Rate	3.7%	2.8%	2.7%	2.5%	2.7%	-1.0	-27%
Single Family	3.1%	2.3%	2.2%	2.2%	2.1%	-1.0	-32%
Multiple Family	3.9%	2.7%	2.7%	2.4%	2.8%	-1.1	-28%
Mobile Homes	9.6%	11.5%	9.6%	9.6%	0.0%	-9.6	-100%
Persons per Household	2.04	2.08	2.09	2.13	2.12	0.08	4%

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	293	248	205	181	164	-129	-44%
\$15,000-\$29,999	461	411	353	327	298	-163	-35%
\$30,000-\$44,999	482	471	437	423	401	-81	-17%
\$45,000-\$59,999	301	301	302	302	298	-3	-1%
\$60,000-\$74,999	197	204	215	218	213	16	8%
\$75,000-\$99,999	165	253	286	299	304	139	84%
\$100,000-\$124,999	85	127	176	205	213	128	151%
\$125,000-\$149,999	25	36	62	80	114	89	356%
\$150,000-\$199,999	19	28	40	44	59	40	211%
\$200,000 or more	10	7	12	12	25	15	150%
Total Households	2,038	2,086	2,088	2,091	2,089	51	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$38,247	\$42,229	\$47,434	\$50,687	\$54,136	\$15,889	42%

***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.

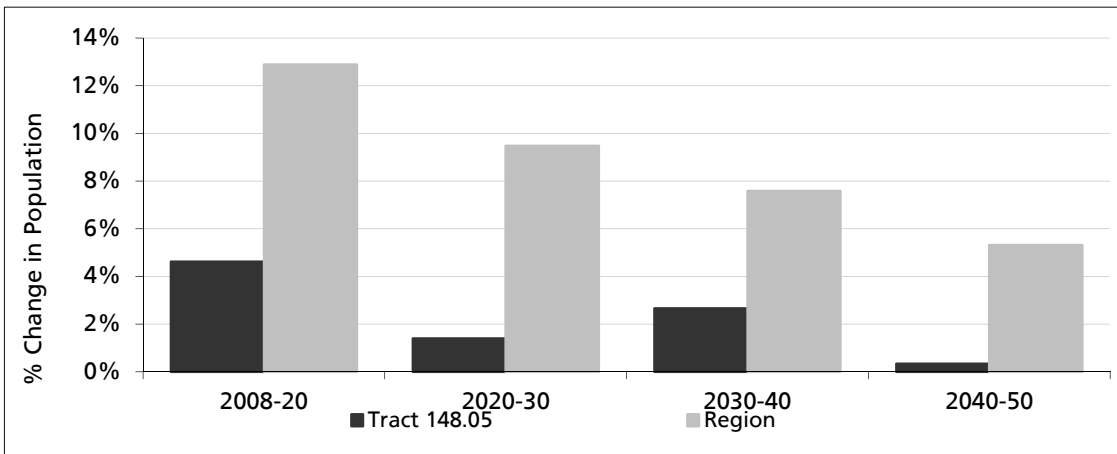
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,332	4,532	4,595	4,717	4,733	401	9%
Under 5	281	321	333	329	349	68	24%
5 to 9	248	265	256	247	259	11	4%
10 to 14	145	171	165	158	150	5	3%
15 to 17	112	103	101	123	117	5	4%
18 to 19	71	52	48	49	60	-11	-15%
20 to 24	182	160	180	156	148	-34	-19%
25 to 29	373	433	393	374	369	-4	-1%
30 to 34	478	508	517	541	514	36	8%
35 to 39	454	384	421	411	423	-31	-7%
40 to 44	369	301	311	304	363	-6	-2%
45 to 49	392	344	261	319	327	-65	-17%
50 to 54	317	274	251	293	240	-77	-24%
55 to 59	283	291	249	198	274	-9	-3%
60 to 61	87	111	102	93	100	13	15%
62 to 64	108	185	143	135	147	39	36%
65 to 69	124	224	248	260	214	90	73%
70 to 74	72	143	184	184	179	107	149%
75 to 79	69	106	173	190	170	101	146%
80 to 84	91	78	144	190	143	52	57%
85 and over	76	78	115	163	187	111	146%
Median Age	38.0	38.3	38.6	39.6	39.7	1.7	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,332	4,532	4,595	4,717	4,733	401	9%
Hispanic	852	977	1,102	1,222	1,323	471	55%
Non-Hispanic	3,480	3,555	3,493	3,495	3,410	-70	-2%
White	2,809	2,710	2,511	2,384	2,200	-609	-22%
Black	251	325	386	450	503	252	100%
American Indian	7	24	22	15	15	8	114%
Asian	299	340	364	413	455	156	52%
Hawaiian / Pacific Islander	12	15	20	13	12	0	0%
Other	4	7	5	13	6	2	50%
Two or More Races	98	134	185	207	219	121	123%

GROWTH TRENDS IN TOTAL POPULATION



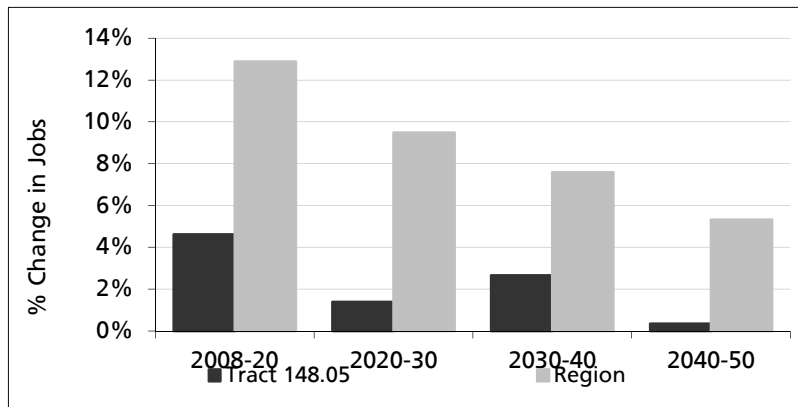
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,697	1,766	1,771	1,771	1,771	74	4%
Civilian Jobs	1,697	1,766	1,771	1,771	1,771	74	4%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	309	309	309	309	309	0	0%
Developed Acres	304	309	309	309	309	4	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	127	130	130	130	130	3	3%
Multiple Family	51	51	51	51	51	0	0%
Mobile Homes	2	2	2	2	2	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	17	19	19	19	19	1	7%
Office	6	6	6	6	6	0	0%
Schools	17	17	17	17	17	0	0%
Roads and Freeways	63	63	63	63	63	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	17	17	17	17	17	0	0%
Vacant Developable Acres	4	0	0	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-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	1	0	0	0	0	-1	-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	42.0	42.4	42.6	42.6	42.6	0.6	1%
Residential Density⁴	11.5	11.5	11.5	11.5	11.5	0.0	0%

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).