

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 72.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,273	5,243	5,339	5,447	5,518	245	5%
Household Population	3,742	3,676	3,731	3,779	3,819	77	2%
Group Quarters Population	1,531	1,567	1,608	1,668	1,699	168	11%
Civilian	1,531	1,567	1,608	1,668	1,699	168	11%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,634	1,634	1,639	1,644	1,669	35	2%
Single Family	1,629	1,629	1,634	1,639	1,647	18	1%
Multiple Family	5	5	5	5	22	17	340%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,574	1,553	1,569	1,575	1,596	22	1%
Single Family	1,569	1,551	1,567	1,573	1,582	13	1%
Multiple Family	5	2	2	2	14	9	180%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.7%	5.0%	4.3%	4.2%	4.4%	0.7	19%
Single Family	3.7%	4.8%	4.1%	4.0%	3.9%	0.2	5%
Multiple Family	0.0%	60.0%	60.0%	60.0%	36.4%	36.4	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.38	2.37	2.38	2.40	2.39	0.01	0%

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	93	67	52	45	44	-49	-53%
\$15,000-\$29,999	116	99	80	72	72	-44	-38%
\$30,000-\$44,999	194	156	141	134	133	-61	-31%
\$45,000-\$59,999	127	132	129	129	129	2	2%
\$60,000-\$74,999	204	183	183	183	183	-21	-10%
\$75,000-\$99,999	196	157	157	157	160	-36	-18%
\$100,000-\$124,999	225	253	256	257	264	39	17%
\$125,000-\$149,999	85	149	169	179	189	104	122%
\$150,000-\$199,999	130	146	176	191	193	63	48%
\$200,000 or more	204	211	226	228	229	25	12%
Total Households	1,574	1,553	1,569	1,575	1,596	22	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$81,760	\$97,213	\$104,150	\$106,566	\$107,292	\$25,532	31%

***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.

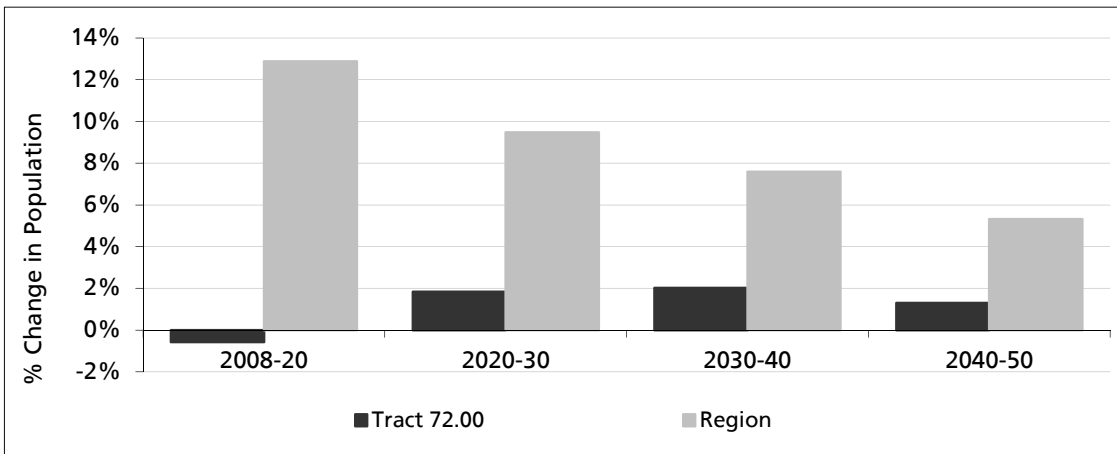
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,273	5,243	5,339	5,447	5,518	245	5%
Under 5	383	319	325	320	310	-73	-19%
5 to 9	238	192	194	194	186	-52	-22%
10 to 14	215	193	187	193	182	-33	-15%
15 to 17	127	108	99	108	110	-17	-13%
18 to 19	87	68	55	56	52	-35	-40%
20 to 24	201	178	183	174	179	-22	-11%
25 to 29	1,339	1,547	1,550	1,452	1,535	196	15%
30 to 34	219	205	195	195	190	-29	-13%
35 to 39	153	110	131	137	121	-32	-21%
40 to 44	191	135	147	145	154	-37	-19%
45 to 49	293	198	163	210	220	-73	-25%
50 to 54	326	249	205	236	238	-88	-27%
55 to 59	323	328	264	221	283	-40	-12%
60 to 61	149	160	131	102	133	-16	-11%
62 to 64	159	225	197	185	189	30	19%
65 to 69	151	235	253	214	181	30	20%
70 to 74	135	221	265	229	193	58	43%
75 to 79	153	171	258	279	223	70	46%
80 to 84	176	142	240	304	249	73	41%
85 and over	255	259	297	493	590	335	131%
Median Age	31.1	30.4	32.0	36.1	35.6	4.5	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,273	5,243	5,339	5,447	5,518	245	5%
Hispanic	367	421	437	461	487	120	33%
Non-Hispanic	4,906	4,822	4,902	4,986	5,031	125	3%
White	4,619	4,506	4,558	4,617	4,639	20	0%
Black	48	49	45	42	41	-7	-15%
American Indian	14	13	12	11	11	-3	-21%
Asian	88	112	131	151	169	81	92%
Hawaiian / Pacific Islander	20	24	27	29	32	12	60%
Other	2	2	2	2	2	0	0%
Two or More Races	115	116	127	134	137	22	19%

GROWTH TRENDS IN TOTAL POPULATION



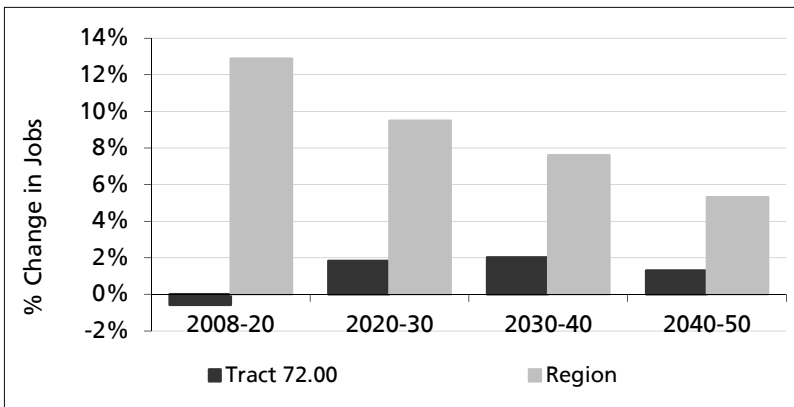
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,664	1,664	1,664	1,664	1,683	19	1%
Civilian Jobs	1,664	1,664	1,664	1,664	1,683	19	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	682	682	682	682	682	0	0%
Developed Acres	631	631	631	631	632	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	293	293	293	293	294	1	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	34	34	34	34	34	0	0%
Mixed Use	0	0	0	0	1	1	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	3	3	3	3	2	-1	-26%
Office	0	0	0	0	0	0	-58%
Schools	59	59	59	59	59	0	0%
Roads and Freeways	133	133	133	133	133	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	109	109	109	109	109	0	0%
Vacant Developable Acres	2	2	2	1	1	-1	-52%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	1	1	-1	-52%
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	0%
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	50	50	50	50	50	0	0%
Employment Density³	26.6	26.6	26.6	26.6	27.2	0.6	2%
Residential Density⁴	5.0	5.0	5.0	5.0	5.1	0.1	2%

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).