2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 109.00

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**1,580**	**1,355**	**1,398**	***1,491***	***1,538***	**-42**	**-3%**
Household Population	1,578	1,342	1,365	*1,432*	*1,461*	-117	-7%
Group Quarters Population	2	13	33	*59*	*77*	75	3750%
Civilian	2	13	33	*59*	*77*	75	3750%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**815**	**815**	**815**	***829***	***833***	**18**	**2%**
Single Family	670	670	670	*665*	*669*	-1	0%
Multiple Family	145	145	145	*164*	*164*	19	13%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**723**	**616**	**625**	***642***	***646***	**-77**	**-11%**
Single Family	635	605	612	*611*	*615*	-20	-3%
Multiple Family	88	11	13	*31*	*31*	-57	-65%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**11.3%**	**24.4%**	**23.3%**	***22.6%***	***22.4%***	**11.1**	**98%**
Single Family	5.2%	9.7%	8.7%	*8.1%*	*8.1%*	2.9	56%
Multiple Family	39.3%	92.4%	91.0%	*81.1%*	*81.1%*	41.8	106%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.18**	**2.18**	**2.18**	***2.23***	***2.26***	**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	45	34	30	*25*	*24*	-21	-47%
$15,000-$29,999	47	42	37	*33*	*32*	-15	-32%
$30,000-$44,999	92	63	56	*52*	*51*	-41	-45%
$45,000-$59,999	47	36	32	*26*	*22*	-25	-53%
$60,000-$74,999	74	58	53	*48*	*46*	-28	-38%
$75,000-$99,999	100	89	89	*89*	*89*	-11	-11%
$100,000-$124,999	61	53	53	*53*	*53*	-8	-13%
$125,000-$149,999	72	66	66	*68*	*68*	-4	-6%
$150,000-$199,999	77	92	92	*96*	*96*	19	25%
$200,000 or more	108	83	117	*152*	*165*	57	53%
Total Households	723	616	625	*642*	*646*	-77	-11%
Median Household Income							
Adjusted for inflation ($1999)	$89,125	$96,067	$107,311	*$122,642*	*$127,206*	$38,081	43%

*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.

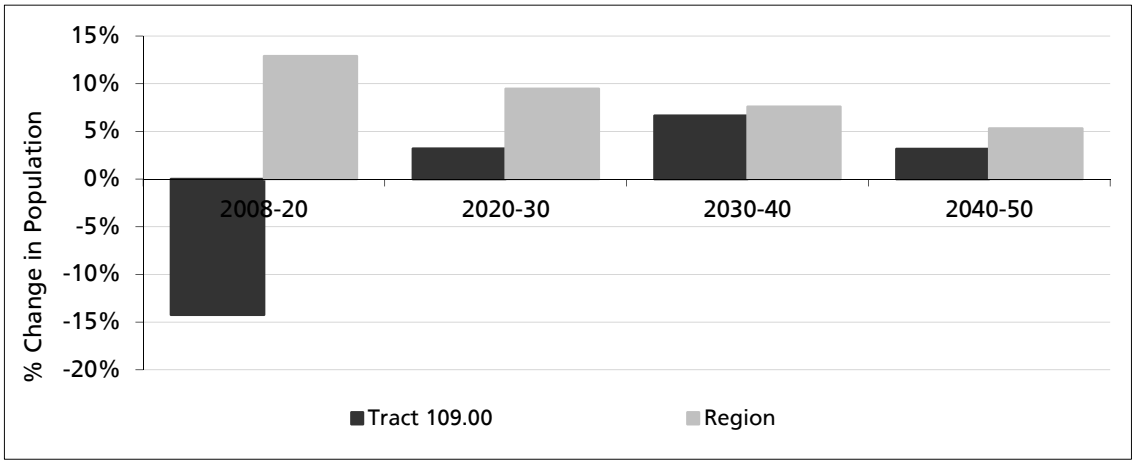
POPULATION BY AGE

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**1,580**	**1,355**	**1,398**	***1,491***	***1,538***	**-42**	**-3%**
Under 5	83	63	68	*72*	*73*	-10	-12%
5 to 9	60	49	56	*60*	*61*	1	2%
10 to 14	114	93	94	*105*	*104*	-10	-9%
15 to 17	74	60	53	*62*	*62*	-12	-16%
18 to 19	54	41	36	*36*	*36*	-18	-33%
20 to 24	120	96	95	*94*	*100*	-20	-17%
25 to 29	66	67	68	*66*	*71*	5	8%
30 to 34	72	68	67	*70*	*67*	-5	-7%
35 to 39	81	51	63	*68*	*64*	-17	-21%
40 to 44	87	59	65	*66*	*72*	-15	-17%
45 to 49	107	65	53	*71*	*75*	-32	-30%
50 to 54	132	90	73	*87*	*89*	-43	-33%
55 to 59	143	131	100	*87*	*112*	-31	-22%
60 to 61	64	63	53	*43*	*60*	-4	-6%
62 to 64	41	54	52	*51*	*56*	15	37%
65 to 69	83	115	126	*105*	*90*	7	8%
70 to 74	53	74	99	*89*	*79*	26	49%
75 to 79	42	39	68	*82*	*69*	27	64%
80 to 84	36	22	41	*57*	*49*	13	36%
85 and over	68	55	68	*120*	*149*	81	119%
Median Age	43.8	47.3	48.2	*48.3*	*48.9*	5.1	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**1,580**	**1,355**	**1,398**	***1,491***	***1,538***	**-42**	**-3%**
Hispanic	117	106	115	*131*	*139*	22	19%
Non-Hispanic	1,463	1,249	1,283	*1,360*	*1,399*	-64	-4%
White	1,394	1,185	1,214	*1,287*	*1,323*	-71	-5%
Black	24	23	24	*24*	*23*	-1	-4%
American Indian	1	1	1	*1*	*2*	1	100%
Asian	15	16	20	*24*	*27*	12	80%
Hawaiian / Pacific Islander	2	1	1	*1*	*1*	-1	-50%
Other	3	3	3	*3*	*3*	0	0%
Two or More Races	24	20	20	*20*	*20*	-4	-17%

GROWTH TRENDS IN TOTAL POPULATION



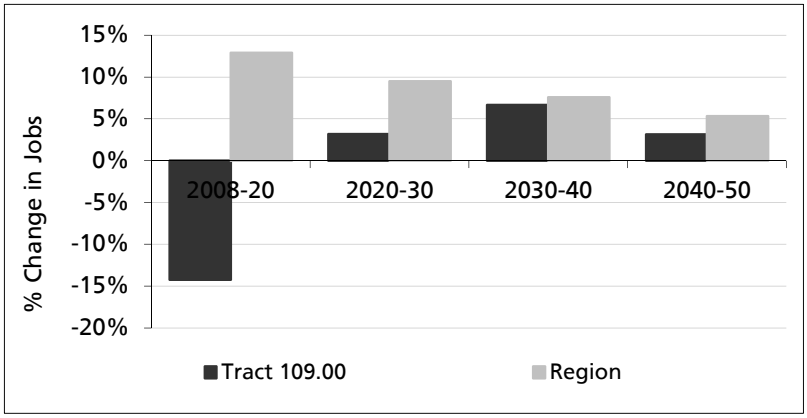
EMPLOYMENT

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Jobs	**453**	**456**	**459**	***459***	***459***	**6**	**1%**
Civilian Jobs	453	456	459	*459*	*459*	6	1%
Military Jobs	0	0	0	*0*	*0*	0	0%

LAND USE[1]

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Acres	**313**	**313**	**313**	***313***	***313***	**0**	**0%**
Developed Acres	**312**	**312**	**312**	***312***	***313***	**1**	**0%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	87	87	87	*86*	*87*	0	0%
Multiple Family	4	4	4	*5*	*5*	1	17%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Other Residential	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	134	134	134	*134*	*134*	0	0%
Office	0	0	0	*0*	*0*	0	0%
Schools	1	1	1	*1*	*1*	0	0%
Roads and Freeways	81	81	81	*81*	*81*	0	0%
Agricultural and Extractive[2]	0	0	0	*0*	*0*	0	0%
Parks and Military Use	5	5	5	*5*	*5*	0	0%
Vacant Developable Acres	**1**	**1**	**1**	***0***	***0***	**-1**	**-100%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	0	0	0	*0*	*0*	0	-100%
Multiple Family	0	0	0	*0*	*0*	0	-100%
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	**0**	**0**	**0**	***0***	***0***	**0**	**0%**
Employment Density[3]	**3.4**	**3.4**	**3.4**	***3.4***	***3.4***	**0.0**	**1%**
Residential Density[4]	**9.0**	**9.0**	**9.0**	***9.1***	***9.1***	**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).