

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 79.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,462	2,516	2,557	2,778	4,761	2,299	93%
Household Population	2,439	2,474	2,476	2,651	4,591	2,152	88%
Group Quarters Population	23	42	81	127	170	147	639%
Civilian	23	42	81	127	170	147	639%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,561	1,572	1,548	1,605	2,605	1,044	67%
Single Family	460	460	450	435	211	-249	-54%
Multiple Family	1,101	1,112	1,098	1,170	2,394	1,293	117%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,364	1,368	1,356	1,406	2,400	1,036	76%
Single Family	412	399	405	398	190	-222	-54%
Multiple Family	952	969	951	1,008	2,210	1,258	132%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	12.6%	13.0%	12.4%	12.4%	7.9%	-4.7	-37%
Single Family	10.4%	13.3%	10.0%	8.5%	10.0%	-0.4	-4%
Multiple Family	13.5%	12.9%	13.4%	13.8%	7.7%	-5.8	-43%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.79	1.81	1.83	1.89	1.91	0.12	7%

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	115	101	92	86	83	-32	-28%
\$15,000-\$29,999	237	210	197	187	181	-56	-24%
\$30,000-\$44,999	247	234	226	221	252	5	2%
\$45,000-\$59,999	255	239	236	239	275	20	8%
\$60,000-\$74,999	217	201	195	194	264	47	22%
\$75,000-\$99,999	112	150	145	150	291	179	160%
\$100,000-\$124,999	69	107	104	117	320	251	364%
\$125,000-\$149,999	54	81	107	135	305	251	465%
\$150,000-\$199,999	51	40	49	63	276	225	441%
\$200,000 or more	7	5	5	14	153	146	2086%
Total Households	1,364	1,368	1,356	1,406	2,400	1,036	76%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,882	\$53,724	\$55,360	\$58,117	\$87,457	\$37,575	75%

***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.

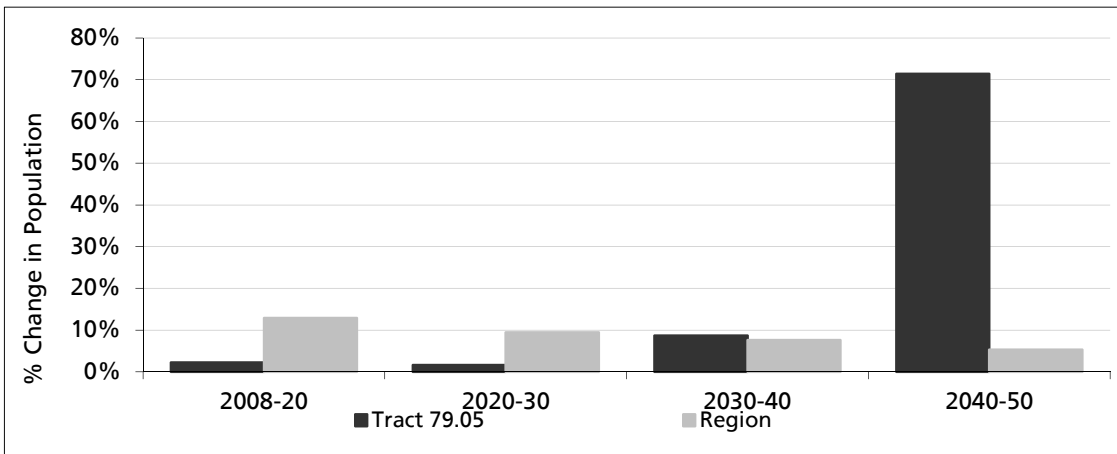
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,462	2,516	2,557	2,778	4,761	2,299	93%
Under 5	76	82	86	87	159	83	109%
5 to 9	70	71	72	73	144	74	106%
10 to 14	43	37	35	48	85	42	98%
15 to 17	26	29	19	38	51	25	96%
18 to 19	15	18	16	12	21	6	40%
20 to 24	37	45	47	36	81	44	119%
25 to 29	143	236	253	236	367	224	157%
30 to 34	771	717	677	767	1,277	506	66%
35 to 39	456	384	482	523	929	473	104%
40 to 44	282	220	248	278	437	155	55%
45 to 49	157	138	100	139	267	110	70%
50 to 54	99	92	77	80	141	42	42%
55 to 59	75	104	73	79	173	98	131%
60 to 61	36	48	23	27	49	13	36%
62 to 64	43	56	40	28	59	16	37%
65 to 69	63	98	129	92	139	76	121%
70 to 74	17	58	62	63	101	84	494%
75 to 79	8	28	40	50	82	74	925%
80 to 84	16	25	40	47	76	60	375%
85 and over	29	30	38	75	123	94	324%
Median Age	35.5	35.3	35.8	35.9	36.1	0.6	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,462	2,516	2,557	2,778	4,761	2,299	93%
Hispanic	215	283	297	331	609	394	183%
Non-Hispanic	2,247	2,233	2,260	2,447	4,152	1,905	85%
White	2,008	1,989	1,991	2,142	3,638	1,630	81%
Black	29	25	29	29	64	35	121%
American Indian	7	17	8	8	10	3	43%
Asian	76	93	112	134	249	173	228%
Hawaiian / Pacific Islander	13	14	16	21	31	18	138%
Other	10	5	7	5	11	1	10%
Two or More Races	104	90	97	108	149	45	43%

GROWTH TRENDS IN TOTAL POPULATION



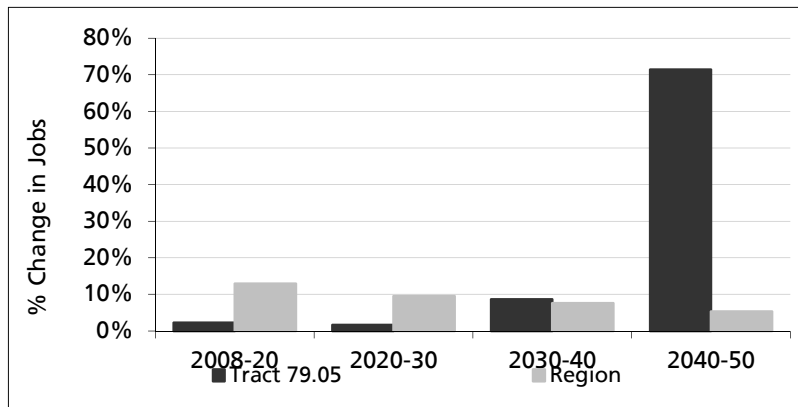
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,686	1,694	1,814	1,927	2,090	404	24%
Civilian Jobs	1,686	1,694	1,814	1,927	2,090	404	24%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	135	135	135	135	135	0	0%
Developed Acres	134	134	134	134	135	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	35	35	35	34	21	-14	-41%
Multiple Family	25	25	24	25	36	12	47%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	5	9	25	25	--
Industrial	2	2	1	1	0	-2	-100%
Commercial/Services	20	20	17	13	1	-19	-94%
Office	0	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	50	50	50	50	50	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	1	1	1	1	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	1	0	-1	-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 Density³	75.2	76.1	87.4	103.1	152.5	77.3	103%
Residential Density⁴	26.1	26.2	25.2	25.2	37.4	11.3	43%

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).