

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 142.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,058	6,566	7,122	7,325	7,491	1,433	24%
Household Population	5,898	6,396	6,927	7,107	7,252	1,354	23%
Group Quarters Population	160	170	195	218	239	79	49%
Civilian	160	170	195	218	239	79	49%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,969	2,093	2,238	2,267	2,326	357	18%
Single Family	1,969	2,093	2,138	2,167	2,167	198	10%
Multiple Family	0	0	100	100	159	159	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,878	2,036	2,178	2,208	2,266	388	21%
Single Family	1,878	2,036	2,082	2,111	2,112	234	12%
Multiple Family	0	0	96	97	154	154	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.6%	2.7%	2.7%	2.6%	2.6%	-2.0	-43%
Single Family	4.6%	2.7%	2.6%	2.6%	2.5%	-2.1	-46%
Multiple Family	0.0%	0.0%	4.0%	3.0%	3.1%	3.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.14	3.14	3.18	3.22	3.20	0.06	2%

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	97	83	79	73	-42	-37%
\$15,000-\$29,999	247	214	183	167	152	-95	-38%
\$30,000-\$44,999	357	349	318	305	285	-72	-20%
\$45,000-\$59,999	361	382	381	381	373	12	3%
\$60,000-\$74,999	322	295	309	313	311	-11	-3%
\$75,000-\$99,999	279	369	414	415	432	153	55%
\$100,000-\$124,999	110	196	282	298	332	222	202%
\$125,000-\$149,999	59	97	127	154	181	122	207%
\$150,000-\$199,999	18	33	70	84	108	90	500%
\$200,000 or more	10	4	11	12	19	9	90%
Total Households	1,878	2,036	2,178	2,208	2,266	388	21%
Median Household Income							
Adjusted for inflation (\$1999)	\$54,141	\$59,058	\$66,019	\$68,243	\$72,058	\$17,917	33%

***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.

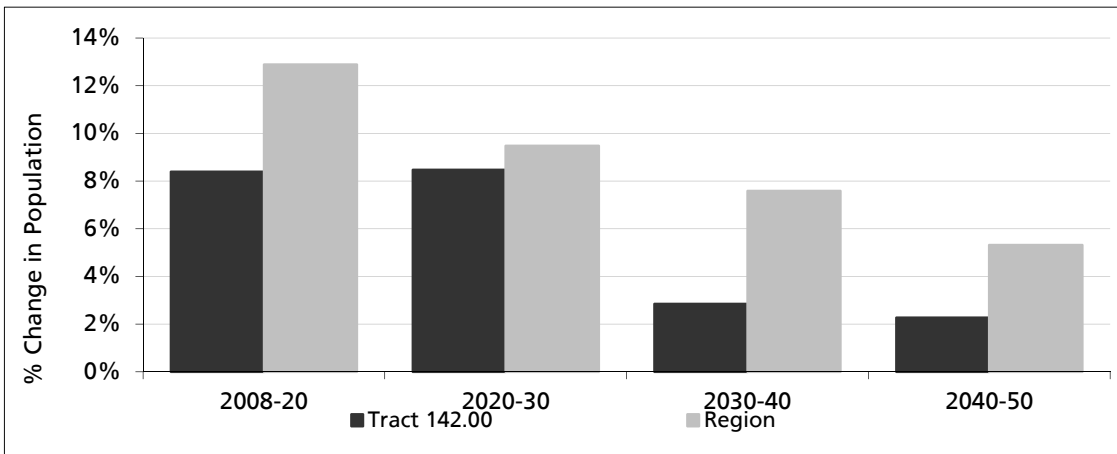
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,058	6,566	7,122	7,325	7,491	1,433	24%
Under 5	379	353	364	371	360	-19	-5%
5 to 9	286	317	326	339	338	52	18%
10 to 14	396	436	437	440	444	48	12%
15 to 17	275	257	256	258	265	-10	-4%
18 to 19	181	162	178	179	183	2	1%
20 to 24	432	404	482	483	482	50	12%
25 to 29	415	471	475	477	471	56	13%
30 to 34	309	304	280	315	300	-9	-3%
35 to 39	408	344	400	389	396	-12	-3%
40 to 44	455	421	462	433	490	35	8%
45 to 49	574	520	481	561	557	-17	-3%
50 to 54	508	536	540	581	574	66	13%
55 to 59	464	620	617	571	704	240	52%
60 to 61	156	236	240	226	264	108	69%
62 to 64	149	260	271	252	259	110	74%
65 to 69	200	354	465	445	400	200	100%
70 to 74	103	173	255	259	266	163	158%
75 to 79	124	154	258	308	287	163	131%
80 to 84	131	130	216	285	278	147	112%
85 and over	113	114	119	153	173	60	53%
Median Age	39.4	42.8	43.9	44.8	45.1	5.7	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,058	6,566	7,122	7,325	7,491	1,433	24%
Hispanic	1,995	2,498	2,989	3,375	3,752	1,757	88%
Non-Hispanic	4,063	4,068	4,133	3,950	3,739	-324	-8%
White	2,475	2,103	1,744	1,256	717	-1,758	-71%
Black	675	884	1,114	1,266	1,442	767	114%
American Indian	38	41	43	41	41	3	8%
Asian	476	591	718	841	954	478	100%
Hawaiian / Pacific Islander	85	95	101	103	109	24	28%
Other	24	33	41	45	50	26	108%
Two or More Races	290	321	372	398	426	136	47%

GROWTH TRENDS IN TOTAL POPULATION



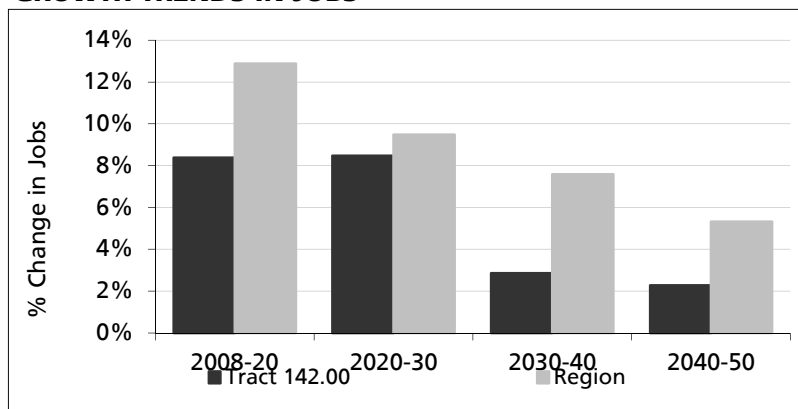
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	490	490	599	599	683	193	39%
Civilian Jobs	490	490	599	599	683	193	39%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	553	553	553	553	553	0	0%
Developed Acres	525	546	552	553	553	28	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	367	388	394	395	395	28	8%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	7	7	7	7	7	0	0%
Mixed Use	0	0	4	4	7	7	--
Industrial	8	8	3	3	1	-7	-90%
Commercial/Services	1	1	1	1	1	0	0%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	113	113	113	113	113	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	11	0	0%
Vacant Developable Acres	29	7	2	0	0	-28	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	29	7	2	0	0	-28	-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	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	18.7	18.7	25.0	25.0	30.1	11.4	61%
Residential Density⁴	5.3	5.3	5.6	5.6	5.7	0.5	9%

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).