

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 101.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,227	5,199	5,284	6,060	7,779	2,552	49%
Household Population	5,227	5,199	5,284	6,060	7,779	2,552	49%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,528	1,529	1,529	1,737	2,214	686	45%
Single Family	485	486	486	480	638	153	32%
Multiple Family	820	820	820	1,227	1,576	756	92%
Mobile Homes	223	223	223	30	0	-223	-100%
Occupied Housing Units	1,452	1,442	1,451	1,651	2,128	676	47%
Single Family	446	433	441	437	594	148	33%
Multiple Family	798	794	794	1,189	1,534	736	92%
Mobile Homes	208	215	216	25	0	-208	-100%
Vacancy Rate	5.0%	5.7%	5.1%	5.0%	3.9%	-1.1	-22%
Single Family	8.0%	10.9%	9.3%	9.0%	6.9%	-1.1	-14%
Multiple Family	2.7%	3.2%	3.2%	3.1%	2.7%	0.0	0%
Mobile Homes	6.7%	3.6%	3.1%	16.7%	0.0%	-6.7	-100%
Persons per Household	3.60	3.61	3.64	3.67	3.66	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	264	208	162	142	128	-136	-52%
\$15,000-\$29,999	377	304	251	225	212	-165	-44%
\$30,000-\$44,999	299	295	273	262	258	-41	-14%
\$45,000-\$59,999	234	231	227	225	229	-5	-2%
\$60,000-\$74,999	120	132	137	151	183	63	53%
\$75,000-\$99,999	97	150	199	262	372	275	284%
\$100,000-\$124,999	42	76	114	192	312	270	643%
\$125,000-\$149,999	7	27	41	81	172	165	2357%
\$150,000-\$199,999	5	13	30	71	163	158	3160%
\$200,000 or more	7	6	17	40	99	92	1314%
Total Households	1,452	1,442	1,451	1,651	2,128	676	47%
Median Household Income							
Adjusted for inflation (\$1999)	\$34,264	\$40,627	\$47,610	\$58,100	\$78,629	\$44,365	129%

***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.

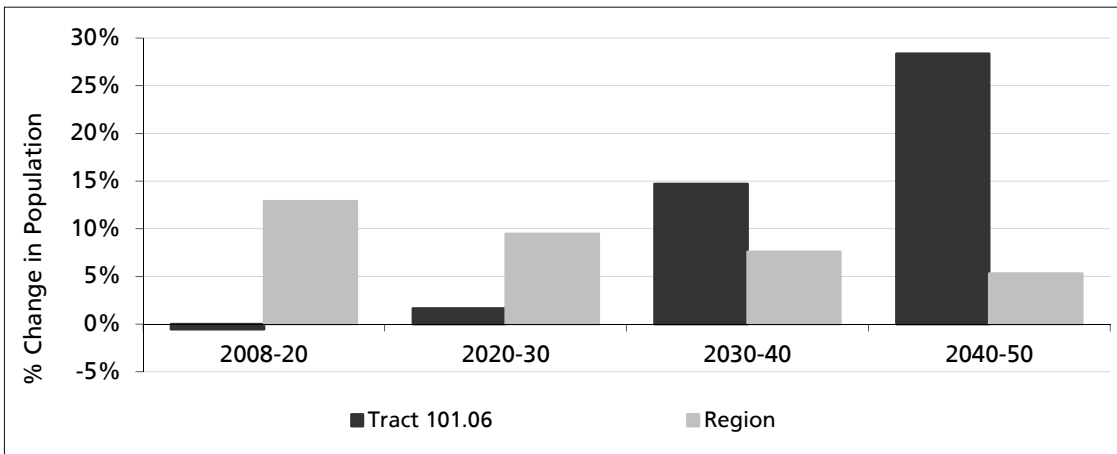
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,227	5,199	5,284	6,060	7,779	2,552	49%
Under 5	668	621	586	652	779	111	17%
5 to 9	408	469	416	465	566	158	39%
10 to 14	385	416	366	394	502	117	30%
15 to 17	295	267	256	272	349	54	18%
18 to 19	197	155	178	188	248	51	26%
20 to 24	501	388	487	520	650	149	30%
25 to 29	460	414	389	463	556	96	21%
30 to 34	341	280	236	332	406	65	19%
35 to 39	271	219	229	253	353	82	30%
40 to 44	296	278	262	253	418	122	41%
45 to 49	305	320	287	349	444	139	46%
50 to 54	304	362	389	428	477	173	57%
55 to 59	200	280	315	330	465	265	133%
60 to 61	71	104	120	139	192	121	170%
62 to 64	92	133	140	168	200	108	117%
65 to 69	140	189	225	269	309	169	121%
70 to 74	98	118	145	175	230	132	135%
75 to 79	103	96	145	225	335	232	225%
80 to 84	59	55	78	128	200	141	239%
85 and over	33	35	35	57	100	67	203%
Median Age	26.7	28.4	29.5	31.1	32.9	6.2	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,227	5,199	5,284	6,060	7,779	2,552	49%
Hispanic	4,516	4,602	4,760	5,570	7,280	2,764	61%
Non-Hispanic	711	597	524	490	499	-212	-30%
White	380	285	227	178	130	-250	-66%
Black	50	48	45	45	50	0	0%
American Indian	5	2	1	1	1	-4	-80%
Asian	194	183	176	187	225	31	16%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	0	0	0	0	0	0	0%
Two or More Races	81	78	74	78	92	11	14%

GROWTH TRENDS IN TOTAL POPULATION



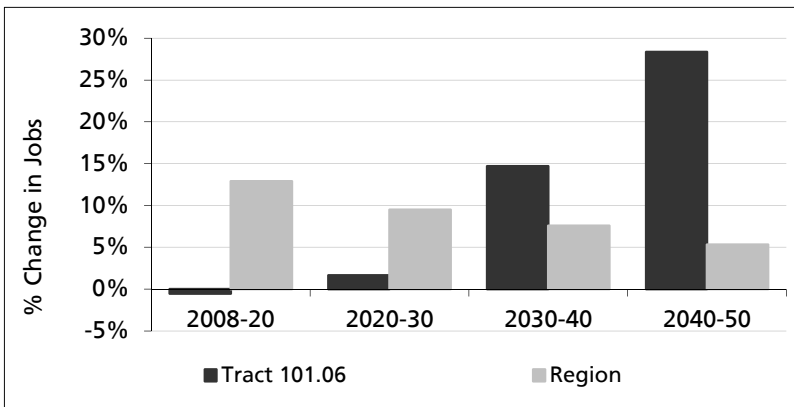
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,494	1,517	1,615	1,874	1,895	401	27%
Civilian Jobs	1,494	1,517	1,615	1,874	1,895	401	27%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	354	354	354	354	354	0	0%
Developed Acres	340	341	352	353	354	14	4%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	56	56	56	55	54	-3	-5%
Multiple Family	43	43	43	64	67	24	55%
Mobile Homes	23	23	23	3	0	-23	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	6	8	8	--
Industrial	44	45	46	44	44	0	-1%
Commercial/Services	13	13	13	13	13	0	2%
Office	0	0	0	0	0	0	0%
Schools	15	15	15	15	15	0	0%
Roads and Freeways	123	123	123	123	123	0	0%
Agricultural and Extractive ²	2	2	2	0	0	-2	-100%
Parks and Military Use	21	21	30	30	30	10	47%
Vacant Developable Acres	14	13	2	1	0	-14	-99%
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	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	3	2	1	0	-4	-95%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	10	10	0	0	0	-10	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	20.9	21.0	21.9	25.0	25.1	4.3	20%
Residential Density⁴	12.5	12.5	12.5	13.9	17.8	5.3	42%

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).