

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 212.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,889	7,276	9,013	10,203	10,454	3,565	52%
Household Population	6,703	7,060	8,755	9,909	10,132	3,429	51%
Group Quarters Population	186	216	258	294	322	136	73%
Civilian	186	216	258	294	322	136	73%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,601	2,700	3,295	3,647	3,704	1,103	42%
Single Family	1,228	1,300	1,743	1,957	1,988	760	62%
Multiple Family	1,219	1,246	1,398	1,536	1,559	340	28%
Mobile Homes	154	154	154	154	157	3	2%
Occupied Housing Units	2,489	2,598	3,190	3,539	3,597	1,108	45%
Single Family	1,187	1,255	1,694	1,904	1,940	753	63%
Multiple Family	1,163	1,201	1,353	1,491	1,511	348	30%
Mobile Homes	139	142	143	144	146	7	5%
Vacancy Rate	4.3%	3.8%	3.2%	3.0%	2.9%	-1.4	-33%
Single Family	3.3%	3.5%	2.8%	2.7%	2.4%	-0.9	-27%
Multiple Family	4.6%	3.6%	3.2%	2.9%	3.1%	-1.5	-33%
Mobile Homes	9.7%	7.8%	7.1%	6.5%	0.0%	-9.7	-100%
Persons per Household	2.69	2.72	2.74	2.80	2.82	0.13	5%

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	290	242	226	215	204	-86	-30%
\$15,000-\$29,999	375	266	251	236	225	-150	-40%
\$30,000-\$44,999	358	344	339	329	314	-44	-12%
\$45,000-\$59,999	378	350	364	363	351	-27	-7%
\$60,000-\$74,999	269	265	290	302	299	30	11%
\$75,000-\$99,999	204	208	300	349	352	148	73%
\$100,000-\$124,999	282	363	475	534	544	262	93%
\$125,000-\$149,999	145	266	379	436	455	310	214%
\$150,000-\$199,999	73	205	361	480	523	450	616%
\$200,000 or more	115	89	205	295	330	215	187%
Total Households	2,489	2,598	3,190	3,539	3,597	1,108	45%
Median Household Income							
Adjusted for inflation (\$1999)	\$53,790	\$65,491	\$85,417	\$98,245	\$102,459	\$48,669	90%

***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.

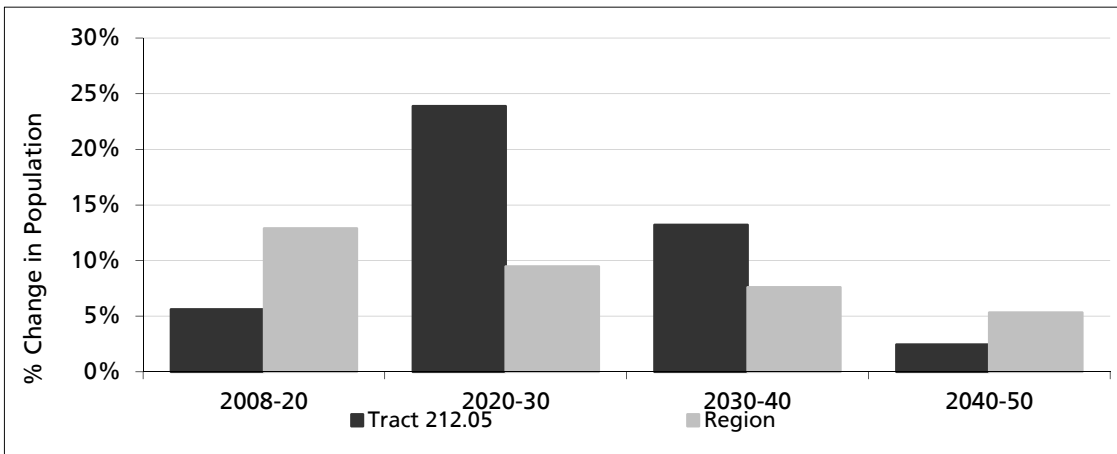
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,889	7,276	9,013	10,203	10,454	3,565	52%
Under 5	397	417	487	501	480	83	21%
5 to 9	436	468	521	560	581	145	33%
10 to 14	557	514	656	758	749	192	34%
15 to 17	309	328	345	416	422	113	37%
18 to 19	177	192	204	201	212	35	20%
20 to 24	487	452	596	667	687	200	41%
25 to 29	380	443	542	576	605	225	59%
30 to 34	382	393	426	549	564	182	48%
35 to 39	478	361	546	640	613	135	28%
40 to 44	570	452	600	611	647	77	14%
45 to 49	626	491	473	639	673	47	8%
50 to 54	485	465	469	605	563	78	16%
55 to 59	389	486	551	469	635	246	63%
60 to 61	192	235	211	216	304	112	58%
62 to 64	205	316	328	347	328	123	60%
65 to 69	267	482	641	598	515	248	93%
70 to 74	184	343	575	599	517	333	181%
75 to 79	117	162	343	455	421	304	260%
80 to 84	120	128	251	371	341	221	184%
85 and over	131	148	248	425	597	466	356%
Median Age	38.3	40.8	41.5	41.9	42.4	4.1	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,889	7,276	9,013	10,203	10,454	3,565	52%
Hispanic	1,369	1,591	2,132	2,567	2,765	1,396	102%
Non-Hispanic	5,520	5,685	6,881	7,636	7,689	2,169	39%
White	4,979	5,083	6,143	6,767	6,775	1,796	36%
Black	156	197	258	316	331	175	112%
American Indian	128	71	39	24	19	-109	-85%
Asian	99	149	227	282	314	215	217%
Hawaiian / Pacific Islander	19	10	7	20	16	-3	-16%
Other	9	10	9	3	6	-3	-33%
Two or More Races	130	165	198	224	228	98	75%

GROWTH TRENDS IN TOTAL POPULATION



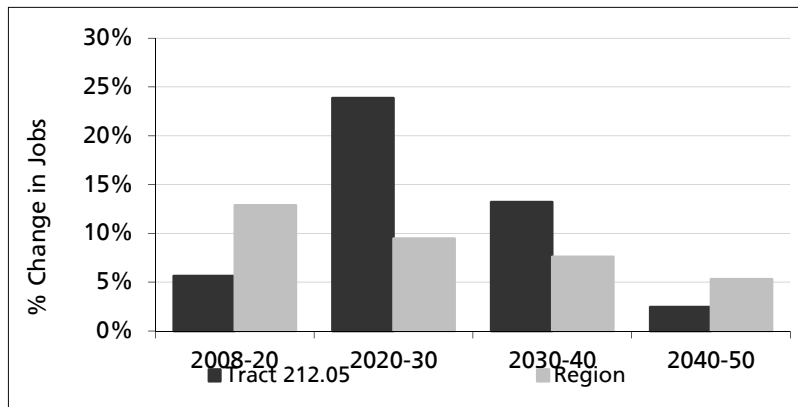
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,662	1,662	1,720	1,868	2,173	511	31%
Civilian Jobs	1,662	1,662	1,720	1,868	2,173	511	31%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,451	2,451	2,451	2,451	2,451	0	0%
Developed Acres	2,137	2,160	2,317	2,401	2,409	272	13%
Low Density Single Family	1,055	1,010	1,233	1,318	1,318	262	25%
Single Family	184	250	293	293	293	109	59%
Multiple Family	87	89	90	83	81	-7	-8%
Mobile Homes	28	28	28	28	28	0	0%
Other Residential	11	11	11	11	11	0	0%
Mixed Use	0	0	6	13	19	19	--
Industrial	6	6	6	6	6	0	0%
Commercial/Services	71	71	68	70	75	4	6%
Office	8	8	8	8	7	-1	-13%
Schools	51	51	51	51	51	0	0%
Roads and Freeways	307	307	307	307	307	0	0%
Agricultural and Extractive ²	115	115	2	0	0	-114	-100%
Parks and Military Use	215	215	215	215	215	0	0%
Vacant Developable Acres	302	279	123	38	30	-272	-90%
Low Density Single Family	224	224	98	15	15	-209	-93%
Single Family	50	28	0	0	0	-50	-99%
Multiple Family	11	10	9	9	9	-2	-19%
Mixed Use	1	1	0	0	0	-1	-70%
Industrial	5	5	5	5	5	0	0%
Commercial/Services	11	11	11	9	1	-10	-94%
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	12	12	12	12	12	0	0%
Employment Density³	12.3	12.3	12.7	13.4	14.7	2.4	20%
Residential Density⁴	1.9	1.9	2.0	2.1	2.1	0.2	12%

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).