

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.30



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,724	5,775	5,855	5,982	6,537	813	14%
Household Population	5,724	5,775	5,855	5,982	6,537	813	14%
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	2,094	2,094	2,094	2,094	2,289	195	9%
Single Family	1,196	1,196	1,196	1,196	1,215	19	2%
Multiple Family	898	898	898	898	1,074	176	20%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,025	2,018	2,026	2,030	2,220	195	10%
Single Family	1,167	1,145	1,150	1,153	1,169	2	0%
Multiple Family	858	873	876	877	1,051	193	22%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.6%	3.2%	3.1%	3.0%	-0.3	-9%
Single Family	2.4%	4.3%	3.8%	3.6%	3.8%	1.4	58%
Multiple Family	4.5%	2.8%	2.4%	2.3%	2.1%	-2.4	-53%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.83	2.86	2.89	2.95	2.94	0.11	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	109	94	81	78	83	-26	-24%
\$15,000-\$29,999	129	128	116	111	114	-15	-12%
\$30,000-\$44,999	188	176	159	153	159	-29	-15%
\$45,000-\$59,999	226	220	205	200	211	-15	-7%
\$60,000-\$74,999	163	158	149	147	158	-5	-3%
\$75,000-\$99,999	287	234	227	226	244	-43	-15%
\$100,000-\$124,999	285	272	272	272	293	8	3%
\$125,000-\$149,999	217	213	213	213	228	11	5%
\$150,000-\$199,999	175	199	206	207	239	64	37%
\$200,000 or more	246	324	398	423	491	245	100%
Total Households	2,025	2,018	2,026	2,030	2,220	195	10%
Median Household Income							
Adjusted for inflation (\$1999)	\$92,204	\$99,893	\$106,985	\$109,191	\$112,031	\$19,827	22%

***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.

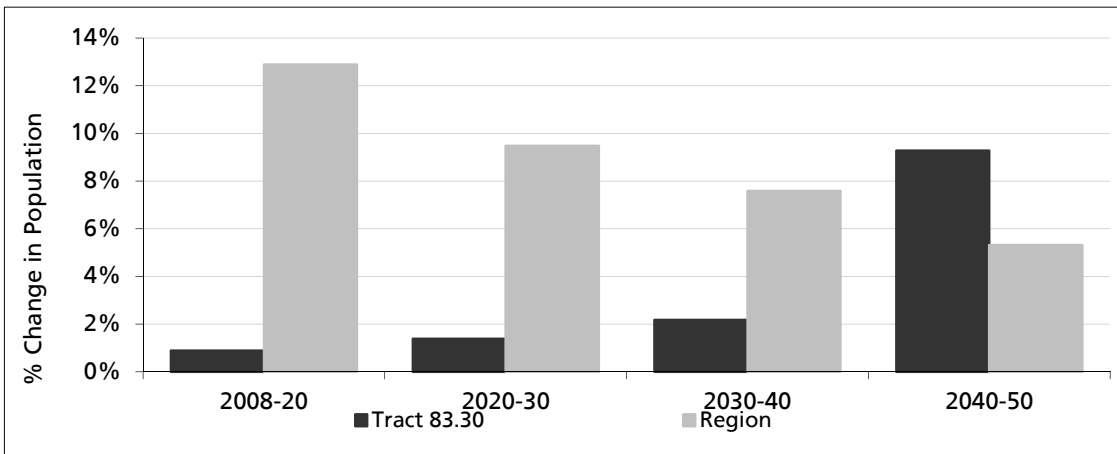
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,724	5,775	5,855	5,982	6,537	813	14%
Under 5	440	431	465	472	509	69	16%
5 to 9	396	386	416	425	455	59	15%
10 to 14	500	524	518	547	592	92	18%
15 to 17	329	320	307	328	355	26	8%
18 to 19	195	165	155	158	175	-20	-10%
20 to 24	472	459	514	498	555	83	18%
25 to 29	255	296	305	308	337	82	32%
30 to 34	239	254	228	262	274	35	15%
35 to 39	331	266	316	323	318	-13	-4%
40 to 44	448	366	418	407	475	27	6%
45 to 49	563	451	397	484	543	-20	-4%
50 to 54	574	514	467	528	545	-29	-5%
55 to 59	455	525	444	387	477	22	5%
60 to 61	133	164	146	119	151	18	14%
62 to 64	146	242	226	207	226	80	55%
65 to 69	133	241	281	238	222	89	67%
70 to 74	50	90	127	120	122	72	144%
75 to 79	19	25	43	48	48	29	153%
80 to 84	21	20	38	49	53	32	152%
85 and over	25	36	44	74	105	80	320%
Median Age	35.5	36.0	35.3	34.9	35.3	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,724	5,775	5,855	5,982	6,537	813	14%
Hispanic	340	415	460	528	645	305	90%
Non-Hispanic	5,384	5,360	5,395	5,454	5,892	508	9%
White	3,983	3,694	3,632	3,459	3,476	-507	-13%
Black	17	19	21	21	23	6	35%
American Indian	5	16	23	25	27	22	440%
Asian	1,222	1,420	1,465	1,643	1,978	756	62%
Hawaiian / Pacific Islander	7	16	23	29	38	31	443%
Other	14	24	28	33	40	26	186%
Two or More Races	136	171	203	244	310	174	128%

GROWTH TRENDS IN TOTAL POPULATION



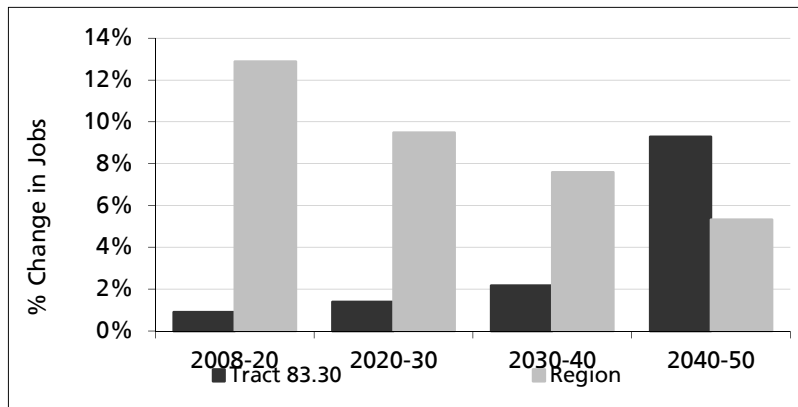
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	379	379	379	379	379	0	0%
Civilian Jobs	379	379	379	379	379	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	382	382	382	382	382	0	0%
Developed Acres	382	382	382	382	382	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	170	170	170	170	170	0	0%
Multiple Family	44	44	44	44	44	0	0%
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	4	4	4	4	4	0	0%
Office	0	0	0	0	0	0	0%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	91	91	91	91	91	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	70	70	70	70	70	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	53.0	53.0	53.0	53.0	53.0	0.0	0%
Residential Density⁴	9.8	9.8	9.8	9.8	10.7	0.9	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).