

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 21.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,696	6,332	7,870	7,884	9,131	3,435	60%
Household Population	5,636	6,257	7,761	7,733	8,952	3,316	59%
Group Quarters Population	60	75	109	151	179	119	198%
Civilian	60	75	109	151	179	119	198%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,513	2,805	3,415	3,414	3,974	1,461	58%
Single Family	1,248	1,142	1,007	965	800	-448	-36%
Multiple Family	1,265	1,663	2,408	2,449	3,174	1,909	151%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,380	2,603	3,220	3,221	3,741	1,361	57%
Single Family	1,204	1,066	944	908	748	-456	-38%
Multiple Family	1,176	1,537	2,276	2,313	2,993	1,817	155%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.3%	7.2%	5.7%	5.7%	5.9%	0.6	11%
Single Family	3.5%	6.7%	6.3%	5.9%	6.5%	3.0	86%
Multiple Family	7.0%	7.6%	5.5%	5.6%	5.7%	-1.3	-19%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.37	2.40	2.41	2.40	2.39	0.02	1%

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	544	462	404	377	359	-185	-34%
\$15,000-\$29,999	604	571	546	534	552	-52	-9%
\$30,000-\$44,999	501	502	543	545	617	116	23%
\$45,000-\$59,999	308	361	429	429	518	210	68%
\$60,000-\$74,999	155	204	269	268	354	199	128%
\$75,000-\$99,999	148	222	322	325	438	290	196%
\$100,000-\$124,999	75	121	224	229	283	208	277%
\$125,000-\$149,999	19	52	141	146	187	168	884%
\$150,000-\$199,999	15	45	139	155	201	186	1240%
\$200,000 or more	11	63	203	213	232	221	2009%
Total Households	2,380	2,603	3,220	3,221	3,741	1,361	57%
Median Household Income							
Adjusted for inflation (\$1999)	\$31,257	\$38,023	\$49,091	\$50,402	\$54,918	\$23,661	76%

***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.

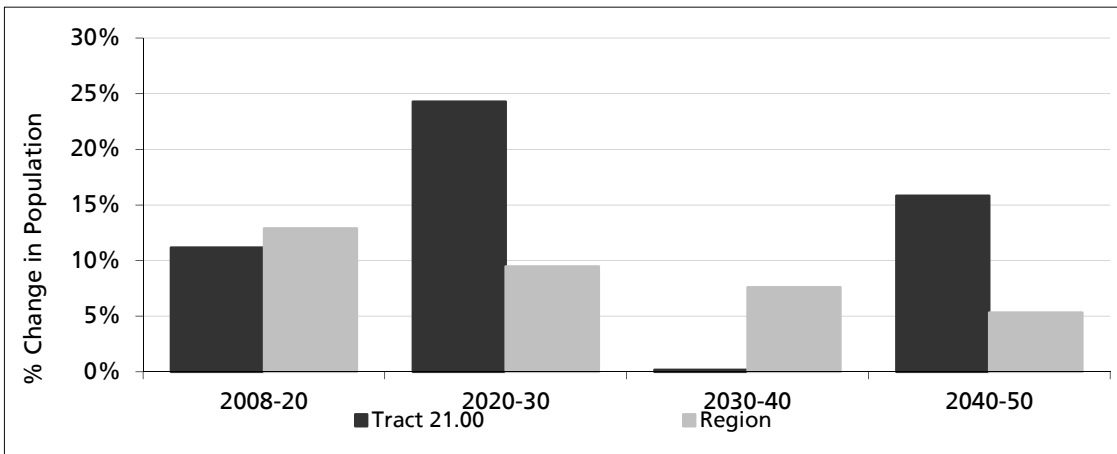
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,696	6,332	7,870	7,884	9,131	3,435	60%
Under 5	592	635	789	775	844	252	43%
5 to 9	487	593	750	760	859	372	76%
10 to 14	482	645	841	860	997	515	107%
15 to 17	282	331	450	456	536	254	90%
18 to 19	184	198	294	291	339	155	84%
20 to 24	348	403	640	631	716	368	106%
25 to 29	445	574	715	763	824	379	85%
30 to 34	569	619	677	815	888	319	56%
35 to 39	568	539	748	730	921	353	62%
40 to 44	412	394	472	398	605	193	47%
45 to 49	372	344	366	394	455	83	22%
50 to 54	298	269	280	266	272	-26	-9%
55 to 59	266	305	333	295	377	111	42%
60 to 61	97	107	91	65	75	-22	-23%
62 to 64	87	114	98	81	88	1	1%
65 to 69	112	175	239	240	258	146	130%
70 to 74	31	43	56	54	64	33	106%
75 to 79	22	16	14	9	12	-10	-45%
80 to 84	6	3	5	1	1	-5	-83%
85 and over	36	25	12	0	0	-36	-100%
Median Age	30.2	28.1	26.2	26.1	26.7	-3.5	-12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,696	6,332	7,870	7,884	9,131	3,435	60%
Hispanic	2,190	3,309	5,044	5,704	6,893	4,703	215%
Non-Hispanic	3,506	3,023	2,826	2,180	2,238	-1,268	-36%
White	1,885	1,165	520	0	0	-1,885	-100%
Black	767	838	985	879	843	76	10%
American Indian	27	30	34	29	27	0	0%
Asian	556	674	880	864	929	373	67%
Hawaiian / Pacific Islander	15	24	34	37	40	25	167%
Other	25	30	37	35	40	15	60%
Two or More Races	231	262	336	336	359	128	55%

GROWTH TRENDS IN TOTAL POPULATION



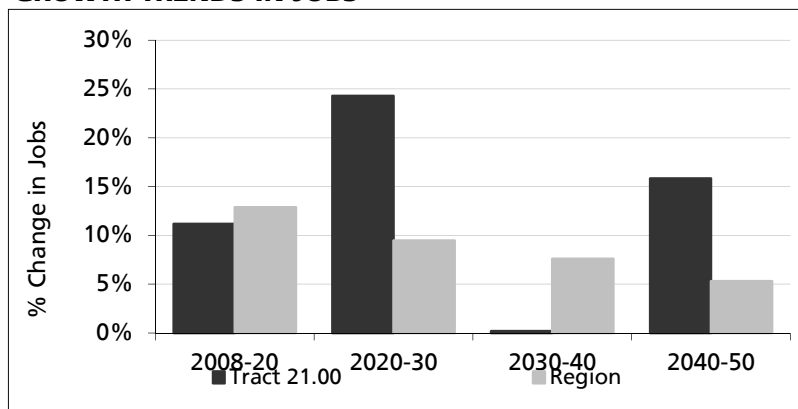
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	957	1,137	1,187	1,263	1,366	409	43%
Civilian Jobs	957	1,137	1,187	1,263	1,366	409	43%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	220	220	220	220	220	0	0%
Developed Acres	219	219	219	219	220	2	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	80	74	64	61	51	-30	-37%
Multiple Family	27	32	41	43	54	27	101%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	10	13	15	20	20	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	16	9	7	6	2	-14	-85%
Office	1	1	0	0	0	-1	-100%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	90	90	90	90	90	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	2	1	1	1	0	-2	-100%
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	-100%
Mixed Use	1	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
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	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	43.6	61.3	68.6	71.0	83.7	40.1	92%
Residential Density⁴	23.5	25.4	30.5	30.5	34.9	11.4	48%

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).