

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.24



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,109	7,356	7,498	7,628	7,715	606	9%
Household Population	7,109	7,356	7,498	7,628	7,715	606	9%
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	3,043	3,074	3,102	3,102	3,102	59	2%
Single Family	2,522	2,553	2,581	2,581	2,581	59	2%
Multiple Family	521	521	521	521	521	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,881	2,942	2,984	2,987	2,992	111	4%
Single Family	2,377	2,436	2,477	2,480	2,484	107	5%
Multiple Family	504	506	507	507	508	4	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.3%	4.3%	3.8%	3.7%	3.5%	-1.8	-34%
Single Family	5.7%	4.6%	4.0%	3.9%	3.8%	-1.9	-33%
Multiple Family	3.3%	2.9%	2.7%	2.7%	2.5%	-0.8	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.47	2.50	2.51	2.55	2.58	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	41	44	35	29	24	-17	-41%
\$15,000-\$29,999	188	125	104	88	76	-112	-60%
\$30,000-\$44,999	328	193	166	145	129	-199	-61%
\$45,000-\$59,999	231	234	208	187	169	-62	-27%
\$60,000-\$74,999	174	250	230	211	195	21	12%
\$75,000-\$99,999	438	408	388	367	347	-91	-21%
\$100,000-\$124,999	391	360	357	348	338	-53	-14%
\$125,000-\$149,999	246	298	307	307	305	59	24%
\$150,000-\$199,999	379	428	461	478	489	110	29%
\$200,000 or more	465	602	728	827	920	455	98%
Total Households	2,881	2,942	2,984	2,987	2,992	111	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$102,590	\$115,069	\$125,326	\$134,650	\$142,869	\$40,279	39%

***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.

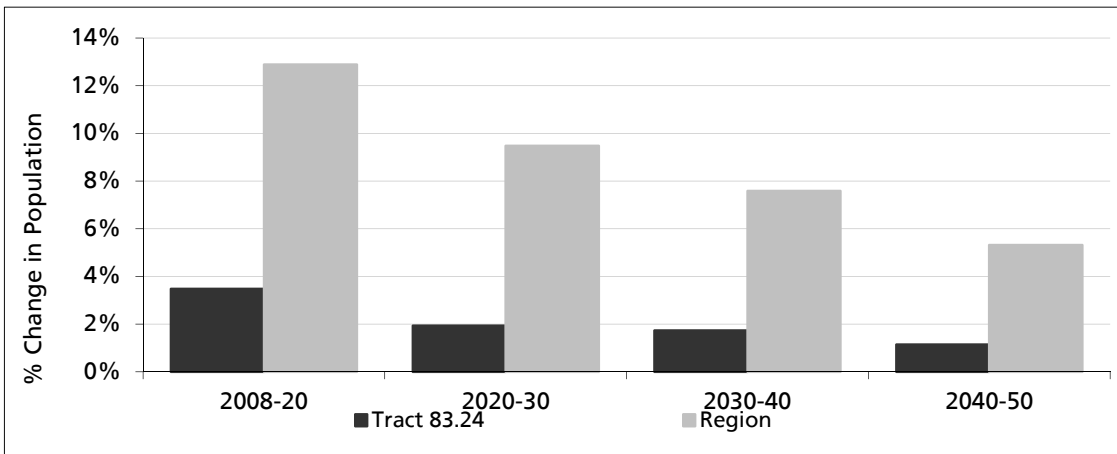
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,109	7,356	7,498	7,628	7,715	606	9%
Under 5	379	355	312	319	352	-27	-7%
5 to 9	396	360	323	362	396	0	0%
10 to 14	416	371	370	397	393	-23	-6%
15 to 17	295	237	255	293	215	-80	-27%
18 to 19	201	168	147	167	170	-31	-15%
20 to 24	378	307	349	335	325	-53	-14%
25 to 29	309	382	367	364	418	109	35%
30 to 34	347	391	297	345	384	37	11%
35 to 39	379	303	317	352	379	0	0%
40 to 44	407	313	325	357	425	18	4%
45 to 49	505	303	258	356	361	-144	-29%
50 to 54	553	410	286	360	376	-177	-32%
55 to 59	575	613	519	455	584	9	2%
60 to 61	268	318	284	248	320	52	19%
62 to 64	396	534	480	430	425	29	7%
65 to 69	509	847	942	720	601	92	18%
70 to 74	352	616	793	675	530	178	51%
75 to 79	224	291	493	561	498	274	122%
80 to 84	141	143	269	340	297	156	111%
85 and over	79	94	112	192	266	187	237%
Median Age	45.5	52.3	56.4	52.3	50.5	5.0	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,109	7,356	7,498	7,628	7,715	606	9%
Hispanic	435	571	632	737	862	427	98%
Non-Hispanic	6,674	6,785	6,866	6,891	6,853	179	3%
White	5,721	5,485	5,480	5,264	4,979	-742	-13%
Black	73	101	97	107	130	57	78%
American Indian	15	54	85	101	82	67	447%
Asian	633	774	790	907	1,034	401	63%
Hawaiian / Pacific Islander	18	46	61	86	108	90	500%
Other	45	88	83	86	96	51	113%
Two or More Races	169	237	270	340	424	255	151%

GROWTH TRENDS IN TOTAL POPULATION



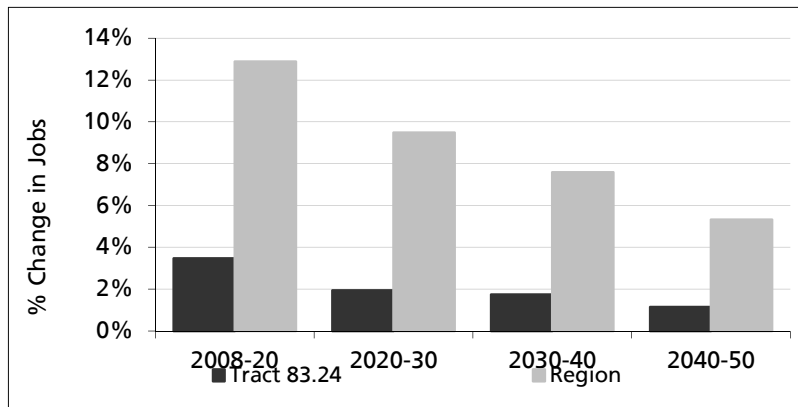
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,540	1,588	1,597	1,604	1,652	112	7%
Civilian Jobs	1,540	1,588	1,597	1,604	1,652	112	7%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,367	1,367	1,367	1,367	1,367	0	0%
Developed Acres	1,355	1,363	1,367	1,367	1,367	11	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	433	440	444	444	444	11	3%
Multiple Family	23	23	23	23	23	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	73	69	51	37	28	-45	-62%
Office	4	4	4	4	4	0	0%
Schools	20	20	20	20	20	0	0%
Roads and Freeways	262	262	262	262	262	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	542	545	563	577	587	45	8%
Vacant Developable Acres	11	4	0	0	0	-11	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	11	4	0	0	0	-11	-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	15.9	17.1	21.3	26.2	32.1	16.2	102%
Residential Density⁴	6.7	6.6	6.6	6.6	6.6	0.0	-1%

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).