

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.40



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	11,691	12,293	12,441	14,748	15,156	3,465	30%
Household Population	11,691	12,293	12,441	14,748	15,156	3,465	30%
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	4,658	4,929	4,929	5,755	5,842	1,184	25%
Single Family	236	238	238	274	361	125	53%
Multiple Family	4,422	4,691	4,691	5,481	5,481	1,059	24%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	4,412	4,615	4,647	5,465	5,544	1,132	26%
Single Family	231	224	225	262	348	117	51%
Multiple Family	4,181	4,391	4,422	5,203	5,196	1,015	24%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.3%	6.4%	5.7%	5.0%	5.1%	-0.2	-4%
Single Family	2.1%	5.9%	5.5%	4.4%	3.6%	1.5	71%
Multiple Family	5.5%	6.4%	5.7%	5.1%	5.2%	-0.3	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.65	2.66	2.68	2.70	2.73	0.08	3%

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	571	523	460	434	410	-161	-28%
\$15,000-\$29,999	420	412	379	366	350	-70	-17%
\$30,000-\$44,999	517	500	471	462	453	-64	-12%
\$45,000-\$59,999	481	486	467	466	461	-20	-4%
\$60,000-\$74,999	482	497	492	516	517	35	7%
\$75,000-\$99,999	651	697	704	811	817	166	25%
\$100,000-\$124,999	467	510	533	667	678	211	45%
\$125,000-\$149,999	321	396	415	547	567	246	77%
\$150,000-\$199,999	279	368	447	663	705	426	153%
\$200,000 or more	223	226	279	533	586	363	163%
Total Households	4,412	4,615	4,647	5,465	5,544	1,132	26%
Median Household Income							
Adjusted for inflation (\$1999)	\$66,753	\$71,665	\$76,935	\$90,059	\$92,778	\$26,025	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.

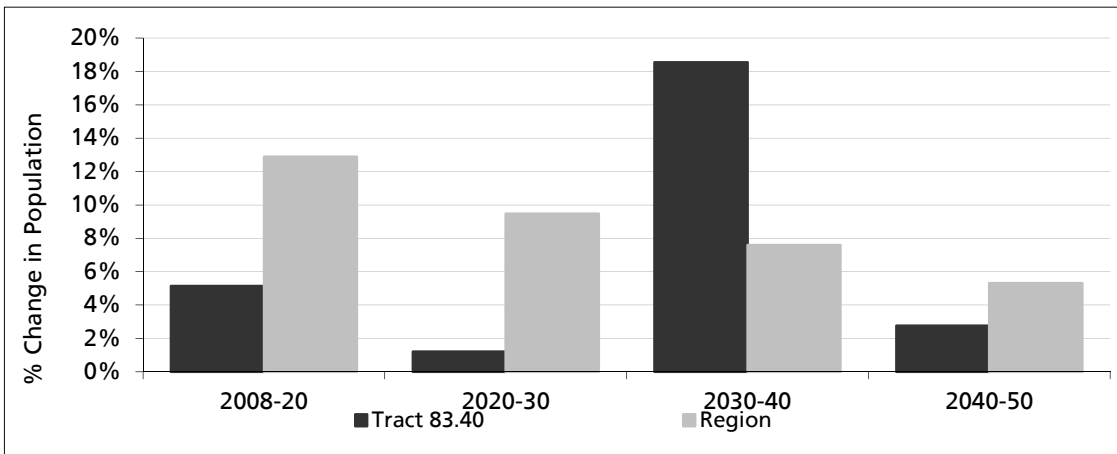
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	11,691	12,293	12,441	14,748	15,156	3,465	30%
Under 5	546	530	534	639	626	80	15%
5 to 9	630	673	677	799	805	175	28%
10 to 14	392	472	455	540	577	185	47%
15 to 17	178	189	186	221	236	58	33%
18 to 19	134	121	125	141	151	17	13%
20 to 24	277	279	314	367	383	106	38%
25 to 29	1,169	1,356	1,400	1,675	1,760	591	51%
30 to 34	1,429	1,550	1,496	1,939	1,908	479	34%
35 to 39	1,678	1,404	1,627	1,991	1,936	258	15%
40 to 44	1,354	1,206	1,283	1,436	1,667	313	23%
45 to 49	965	828	717	967	1,040	75	8%
50 to 54	685	630	558	698	693	8	1%
55 to 59	632	742	621	649	814	182	29%
60 to 61	243	302	244	230	290	47	19%
62 to 64	277	429	350	373	411	134	48%
65 to 69	373	624	625	581	498	125	34%
70 to 74	304	522	609	601	512	208	68%
75 to 79	179	215	326	416	352	173	97%
80 to 84	125	104	165	239	198	73	58%
85 and over	121	117	129	246	299	178	147%
Median Age	38.2	38.5	38.2	37.6	37.9	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	11,691	12,293	12,441	14,748	15,156	3,465	30%
Hispanic	1,084	1,328	1,465	1,892	2,087	1,003	93%
Non-Hispanic	10,607	10,965	10,976	12,856	13,069	2,462	23%
White	7,629	7,276	6,811	7,473	7,109	-520	-7%
Black	232	240	226	235	211	-21	-9%
American Indian	48	122	153	191	194	146	304%
Asian	2,248	2,690	2,987	3,847	4,269	2,021	90%
Hawaiian / Pacific Islander	29	99	144	206	241	212	731%
Other	33	51	60	78	83	50	152%
Two or More Races	388	487	595	826	962	574	148%

GROWTH TRENDS IN TOTAL POPULATION



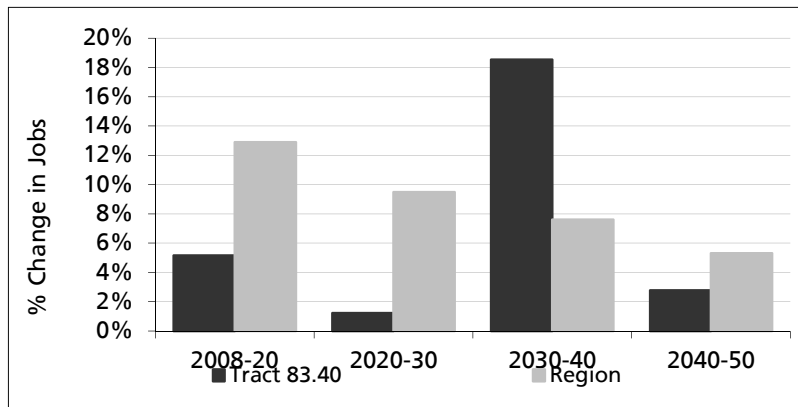
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,342	5,800	7,138	7,153	7,372	3,030	70%
Civilian Jobs	4,342	5,800	7,138	7,153	7,372	3,030	70%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	561	561	561	561	561	0	0%
Developed Acres	493	511	532	532	549	57	11%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	26	26	26	26	0	1%
Multiple Family	145	145	145	145	145	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	68	68	68	68	68	--
Industrial	8	25	43	44	44	36	465%
Commercial/Services	76	8	8	8	8	-68	-90%
Office	11	12	14	14	14	3	26%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	119	119	119	119	119	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	108	108	108	108	126	18	16%
Vacant Developable Acres	69	51	30	30	12	-57	-82%
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	36	19	0	0	0	-36	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	3	2	0	0	0	-3	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	30	30	30	30	12	-18	-59%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	45.6	73.5	71.6	71.7	73.9	28.3	62%
Residential Density⁴	27.4	24.1	24.1	28.1	28.6	1.2	4%

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).