

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 5.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,634	3,567	3,620	3,739	3,766	1,132	43%
Household Population	2,634	3,567	3,620	3,739	3,766	1,132	43%
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	1,707	2,109	2,109	2,126	2,126	419	25%
Single Family	799	541	541	551	551	-248	-31%
Multiple Family	908	1,568	1,568	1,575	1,575	667	73%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,538	2,034	2,040	2,056	2,051	513	33%
Single Family	716	524	527	537	537	-179	-25%
Multiple Family	822	1,510	1,513	1,519	1,514	692	84%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.9%	3.6%	3.3%	3.3%	3.5%	-6.4	-65%
Single Family	10.4%	3.1%	2.6%	2.5%	2.5%	-7.9	-76%
Multiple Family	9.5%	3.7%	3.5%	3.6%	3.9%	-5.6	-59%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.71	1.75	1.77	1.82	1.84	0.13	8%

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	196	180	162	152	144	-52	-27%
\$15,000-\$29,999	297	306	294	287	282	-15	-5%
\$30,000-\$44,999	286	296	292	292	292	6	2%
\$45,000-\$59,999	218	264	264	264	264	46	21%
\$60,000-\$74,999	171	234	234	235	235	64	37%
\$75,000-\$99,999	147	297	296	295	294	147	100%
\$100,000-\$124,999	79	162	165	173	171	92	116%
\$125,000-\$149,999	61	88	112	127	135	74	121%
\$150,000-\$199,999	51	109	123	133	136	85	167%
\$200,000 or more	32	98	98	98	98	66	206%
Total Households	1,538	2,034	2,040	2,056	2,051	513	33%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,476	\$58,352	\$60,513	\$62,106	\$62,777	\$18,301	41%

***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.

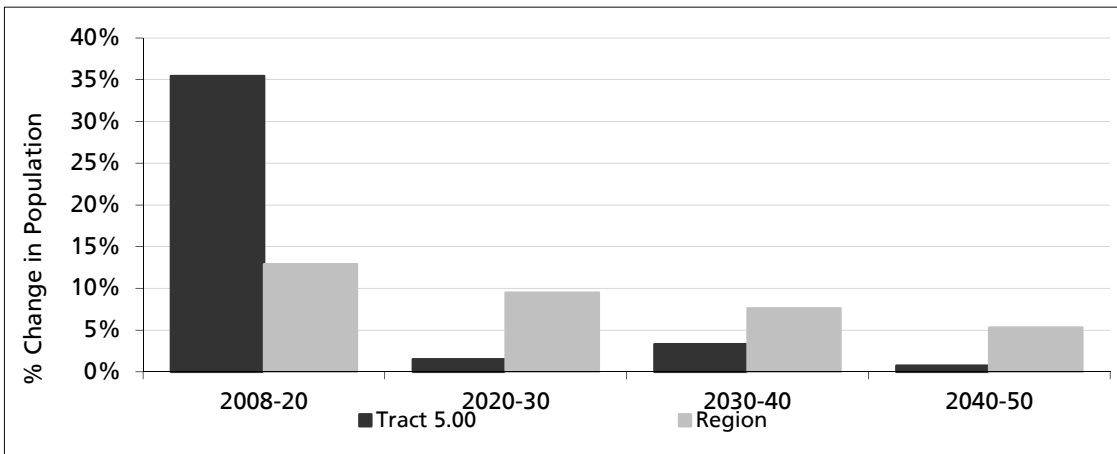
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,634	3,567	3,620	3,739	3,766	1,132	43%
Under 5	213	291	308	315	313	100	47%
5 to 9	188	280	292	316	318	130	69%
10 to 14	144	222	222	243	254	110	76%
15 to 17	71	110	108	113	113	42	59%
18 to 19	40	54	63	66	73	33	83%
20 to 24	73	100	131	139	144	71	97%
25 to 29	92	153	156	156	157	65	71%
30 to 34	244	336	310	330	315	71	29%
35 to 39	352	357	432	440	414	62	18%
40 to 44	266	294	316	305	340	74	28%
45 to 49	212	230	188	236	237	25	12%
50 to 54	185	213	179	199	190	5	3%
55 to 59	169	235	175	137	165	-4	-2%
60 to 61	66	104	78	52	66	0	0%
62 to 64	89	176	138	112	109	20	22%
65 to 69	78	179	196	168	139	61	78%
70 to 74	45	85	117	124	130	85	189%
75 to 79	35	55	91	114	115	80	229%
80 to 84	27	30	49	62	48	21	78%
85 and over	45	63	71	112	126	81	180%
Median Age	38.6	38.3	37.5	37.2	37.4	-1.2	-3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,634	3,567	3,620	3,739	3,766	1,132	43%
Hispanic	566	953	1,066	1,245	1,402	836	148%
Non-Hispanic	2,068	2,614	2,554	2,494	2,364	296	14%
White	1,812	2,259	2,180	2,093	1,939	127	7%
Black	71	96	94	90	87	16	23%
American Indian	11	13	13	13	13	2	18%
Asian	84	124	136	154	173	89	106%
Hawaiian / Pacific Islander	11	17	17	19	21	10	91%
Other	2	2	2	2	2	0	0%
Two or More Races	77	103	112	123	129	52	68%

GROWTH TRENDS IN TOTAL POPULATION



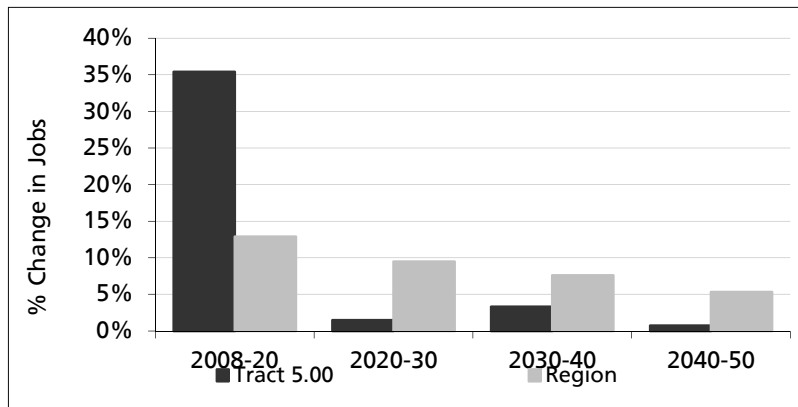
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	506	582	582	582	582	76	15%
Civilian Jobs	506	582	582	582	582	76	15%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	280	280	280	280	280	0	0%
Developed Acres	279	279	279	279	279	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	90	74	74	74	74	-15	-17%
Multiple Family	21	35	35	35	35	14	66%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	5	5	5	5	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	0	0	0	0	-3	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	50	50	50	50	50	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	115	115	115	115	115	0	0%
Vacant Developable Acres	1	0	0	0	0	0	-43%
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	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	152.7	--	--	--	--	--	--
Residential Density⁴	15.4	18.9	18.9	19.0	19.0	3.6	23%

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).