

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 54.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,168	9,546	9,570	13,238	13,418	5,250	64%
Household Population	7,922	9,247	9,182	12,719	12,822	4,900	62%
Group Quarters Population	246	299	388	519	596	350	142%
Civilian	246	299	388	519	596	350	142%
Military	0	0	0	0	0	0	0%
Total Housing Units	5,926	6,545	6,545	8,700	8,676	2,750	46%
Single Family	3	3	3	3	3	0	0%
Multiple Family	5,923	6,542	6,542	8,697	8,673	2,750	46%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	5,456	6,196	6,176	8,212	8,165	2,709	50%
Single Family	3	3	3	3	3	0	0%
Multiple Family	5,453	6,193	6,173	8,209	8,162	2,709	50%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.9%	5.3%	5.6%	5.6%	5.9%	-2.0	-25%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	7.9%	5.3%	5.6%	5.6%	5.9%	-2.0	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.45	1.49	1.49	1.55	1.57	0.12	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	891	1,025	1,025	1,121	1,001	110	12%
\$15,000-\$29,999	808	908	908	1,105	1,044	236	29%
\$30,000-\$44,999	714	864	864	1,122	1,090	376	53%
\$45,000-\$59,999	663	756	756	961	952	289	44%
\$60,000-\$74,999	751	763	761	1,019	1,014	263	35%
\$75,000-\$99,999	462	600	583	851	894	432	94%
\$100,000-\$124,999	403	447	446	618	638	235	58%
\$125,000-\$149,999	208	257	257	445	462	254	122%
\$150,000-\$199,999	206	238	238	417	468	262	127%
\$200,000 or more	350	338	338	553	602	252	72%
Total Households	5,456	6,196	6,176	8,212	8,165	2,709	50%
Median Household Income							
Adjusted for inflation (\$1999)	\$52,127	\$50,972	\$50,774	\$56,831	\$59,929	\$7,802	15%

***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.

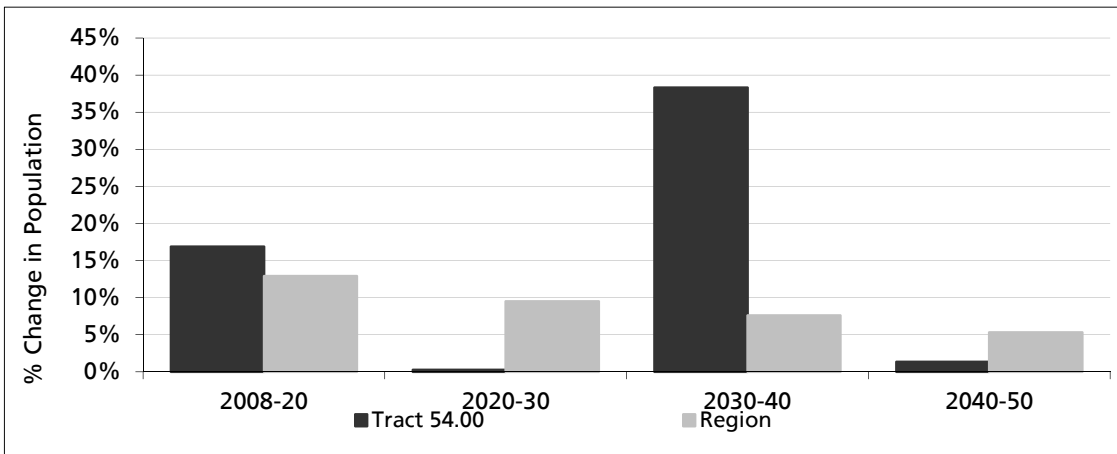
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,168	9,546	9,570	13,238	13,418	5,250	64%
Under 5	283	290	284	369	357	74	26%
5 to 9	248	241	235	309	309	61	25%
10 to 14	118	122	108	139	138	20	17%
15 to 17	62	59	51	70	71	9	15%
18 to 19	47	38	32	39	38	-9	-19%
20 to 24	128	134	130	163	162	34	27%
25 to 29	175	227	206	269	275	100	57%
30 to 34	603	670	587	840	805	202	33%
35 to 39	870	700	816	1,088	1,016	146	17%
40 to 44	868	769	761	1,009	1,067	199	23%
45 to 49	803	685	534	885	877	74	9%
50 to 54	718	691	552	790	788	70	10%
55 to 59	810	1,034	809	898	1,133	323	40%
60 to 61	301	432	373	425	506	205	68%
62 to 64	354	614	518	631	653	299	84%
65 to 69	458	888	948	1,071	899	441	96%
70 to 74	439	829	1,036	1,288	1,173	734	167%
75 to 79	320	429	669	1,079	1,011	691	216%
80 to 84	287	329	511	951	944	657	229%
85 and over	276	365	410	925	1,196	920	333%
Median Age	49.2	55.7	58.0	58.6	58.6	9.4	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,168	9,546	9,570	13,238	13,418	5,250	64%
Hispanic	931	1,390	1,558	2,481	2,851	1,920	206%
Non-Hispanic	7,237	8,156	8,012	10,757	10,567	3,330	46%
White	5,615	6,212	6,028	7,923	7,554	1,939	35%
Black	644	735	693	881	840	196	30%
American Indian	19	16	15	19	19	0	0%
Asian	591	789	853	1,319	1,497	906	153%
Hawaiian / Pacific Islander	21	31	35	47	46	25	119%
Other	100	80	71	96	105	5	5%
Two or More Races	247	293	317	472	506	259	105%

GROWTH TRENDS IN TOTAL POPULATION



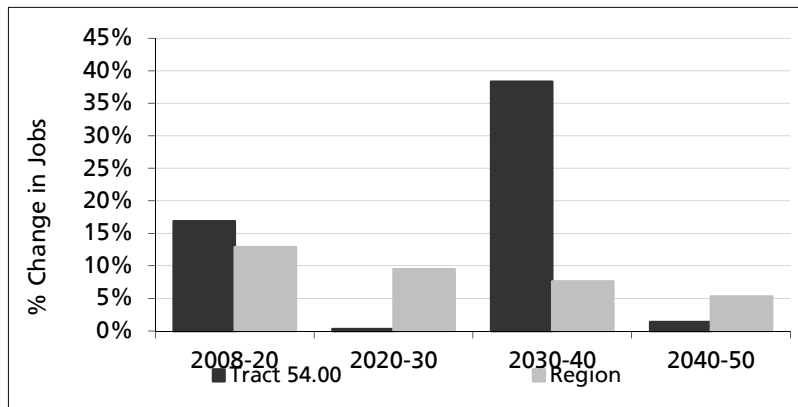
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	16,810	16,943	17,872	19,211	21,506	4,696	28%
Civilian Jobs	16,438	16,571	17,500	18,839	21,134	4,696	29%
Military Jobs	372	372	372	372	372	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	384	384	384	384	384	0	0%
Developed Acres	344	346	349	361	380	35	10%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	43	46	46	52	52	9	20%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	2	2	9	9	9	--
Industrial	19	18	18	15	15	-4	-22%
Commercial/Services	121	120	122	126	139	17	14%
Office	25	25	25	21	23	-2	-8%
Schools	2	2	2	2	2	0	0%
Roads and Freeways	121	121	121	121	121	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	12	12	12	15	19	7	54%
Vacant Developable Acres	39	38	35	22	4	-35	-90%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	3	2	2	0	0	-3	-100%
Mixed Use	3	3	3	1	1	-1	-44%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	23	22	19	13	0	-23	-100%
Office	4	4	4	4	2	-2	-38%
Schools	0	0	0	0	0	0	0%
Parks and Other	7	7	7	4	0	-7	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	98.4	100.5	104.4	112.0	115.7	17.4	18%
Residential Density⁴	135.4	137.4	137.4	152.8	152.7	17.3	13%

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).