

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 59.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,789	3,014	3,015	2,922	4,096	1,307	47%
Household Population	2,651	2,866	2,850	2,738	3,897	1,246	47%
Group Quarters Population	138	148	165	184	199	61	44%
Civilian	138	148	165	184	199	61	44%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,981	1,981	1,953	1,847	2,537	556	28%
Single Family	238	238	234	217	136	-102	-43%
Multiple Family	1,743	1,743	1,719	1,630	2,401	658	38%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,724	1,793	1,768	1,654	2,317	593	34%
Single Family	212	197	196	181	113	-99	-47%
Multiple Family	1,512	1,596	1,572	1,473	2,204	692	46%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	13.0%	9.5%	9.5%	10.4%	8.7%	-4.3	-33%
Single Family	10.9%	17.2%	16.2%	16.6%	16.9%	6.0	55%
Multiple Family	13.3%	8.4%	8.6%	9.6%	8.2%	-5.1	-38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.54	1.60	1.61	1.66	1.68	0.14	9%

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	327	283	239	208	195	-132	-40%
\$15,000-\$29,999	458	439	397	360	393	-65	-14%
\$30,000-\$44,999	377	352	341	323	335	-42	-11%
\$45,000-\$59,999	194	207	210	202	269	75	39%
\$60,000-\$74,999	150	181	196	176	217	67	45%
\$75,000-\$99,999	112	185	219	220	347	235	210%
\$100,000-\$124,999	57	72	78	76	167	110	193%
\$125,000-\$149,999	16	27	27	29	107	91	569%
\$150,000-\$199,999	15	36	41	38	134	119	793%
\$200,000 or more	18	11	20	22	153	135	750%
Total Households	1,724	1,793	1,768	1,654	2,317	593	34%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,064	\$37,436	\$40,909	\$42,028	\$58,132	\$25,068	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.

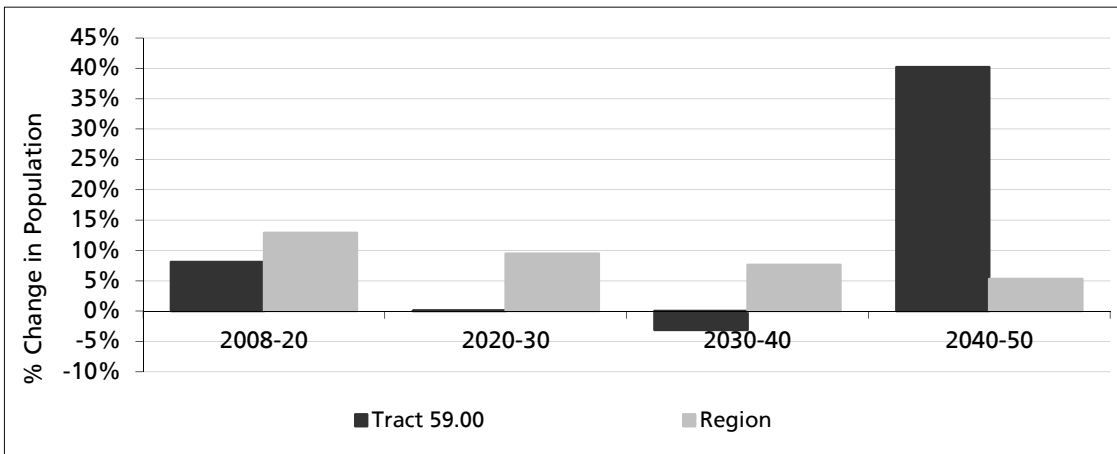
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,789	3,014	3,015	2,922	4,096	1,307	47%
Under 5	130	128	123	113	152	22	17%
5 to 9	105	121	115	105	134	29	28%
10 to 14	69	76	68	61	83	14	20%
15 to 17	46	49	48	42	57	11	24%
18 to 19	38	34	34	29	40	2	5%
20 to 24	65	64	67	55	76	11	17%
25 to 29	96	118	109	99	129	33	34%
30 to 34	401	415	359	347	442	41	10%
35 to 39	396	333	363	331	440	44	11%
40 to 44	294	264	257	217	332	38	13%
45 to 49	207	190	154	169	228	21	10%
50 to 54	195	187	158	158	206	11	6%
55 to 59	165	203	176	142	230	65	39%
60 to 61	49	66	65	58	89	40	82%
62 to 64	80	134	119	113	159	79	99%
65 to 69	98	178	199	170	207	109	111%
70 to 74	87	154	196	182	258	171	197%
75 to 79	70	86	131	152	217	147	210%
80 to 84	92	94	144	188	277	185	201%
85 and over	106	120	130	191	340	234	221%
Median Age	40.8	43.2	44.3	46.8	48.6	7.8	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,789	3,014	3,015	2,922	4,096	1,307	47%
Hispanic	789	1,042	1,141	1,229	1,896	1,107	140%
Non-Hispanic	2,000	1,972	1,874	1,693	2,200	200	10%
White	1,710	1,666	1,568	1,391	1,773	63	4%
Black	89	92	86	76	98	9	10%
American Indian	15	13	11	11	14	-1	-7%
Asian	79	92	96	101	152	73	92%
Hawaiian / Pacific Islander	4	4	4	4	5	1	25%
Other	16	12	11	11	15	-1	-6%
Two or More Races	87	93	98	99	143	56	64%

GROWTH TRENDS IN TOTAL POPULATION



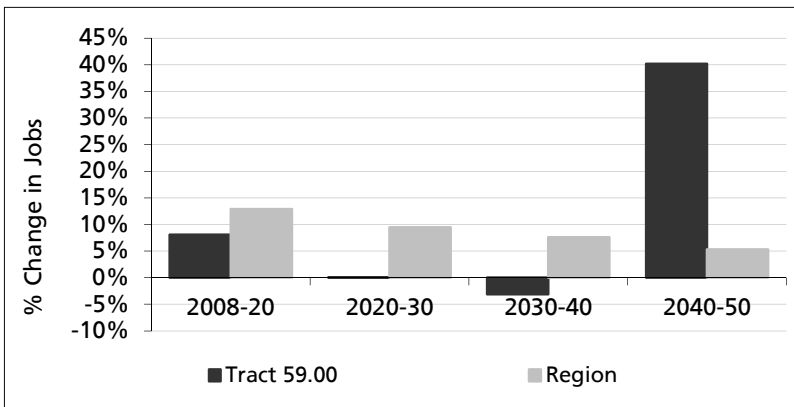
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,827	1,827	1,885	2,196	2,315	488	27%
Civilian Jobs	1,827	1,827	1,885	2,196	2,315	488	27%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	101	101	101	101	101	0	0%
Developed Acres	100	100	100	100	100	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	13	13	13	12	8	-5	-41%
Multiple Family	24	24	23	19	22	-2	-7%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	0	0	-1	-100%
Mixed Use	0	0	2	13	21	21	--
Industrial	2	2	2	1	0	-2	-100%
Commercial/Services	3	3	3	1	1	-2	-81%
Office	9	9	9	7	2	-7	-77%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	47	47	47	47	47	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	2	1	1	1	-1	-42%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	1	1	0	-26%
Mixed Use	0	0	0	0	0	0	-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	123.1	123.1	126.1	145.2	173.8	50.7	41%
Residential Density⁴	51.6	51.6	50.7	48.2	62.4	10.8	21%

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).