

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 154.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,639	2,715	2,935	3,091	3,126	487	18%
Household Population	2,628	2,699	2,909	3,054	3,081	453	17%
Group Quarters Population	11	16	26	37	45	34	309%
Civilian	11	16	26	37	45	34	309%
Military	0	0	0	0	0	0	0%
Total Housing Units	879	894	948	977	979	100	11%
Single Family	879	894	948	977	979	100	11%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	856	873	931	960	962	106	12%
Single Family	856	873	931	960	962	106	12%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.6%	2.3%	1.8%	1.7%	1.7%	-0.9	-35%
Single Family	2.6%	2.3%	1.8%	1.7%	1.7%	-0.9	-35%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.07	3.09	3.12	3.18	3.20	0.13	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	4	4	3	1	1	-3	-75%
\$15,000-\$29,999	45	38	30	27	24	-21	-47%
\$30,000-\$44,999	48	44	37	31	25	-23	-48%
\$45,000-\$59,999	67	64	59	53	49	-18	-27%
\$60,000-\$74,999	91	90	89	84	79	-12	-13%
\$75,000-\$99,999	118	145	146	143	141	23	19%
\$100,000-\$124,999	104	121	154	161	161	57	55%
\$125,000-\$149,999	88	104	121	147	160	72	82%
\$150,000-\$199,999	129	149	162	165	168	39	30%
\$200,000 or more	162	114	130	148	154	-8	-5%
Total Households	856	873	931	960	962	106	12%
Median Household Income							
Adjusted for inflation (\$1999)	\$113,221	\$110,640	\$116,477	\$121,894	\$125,156	\$11,935	11%

***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.

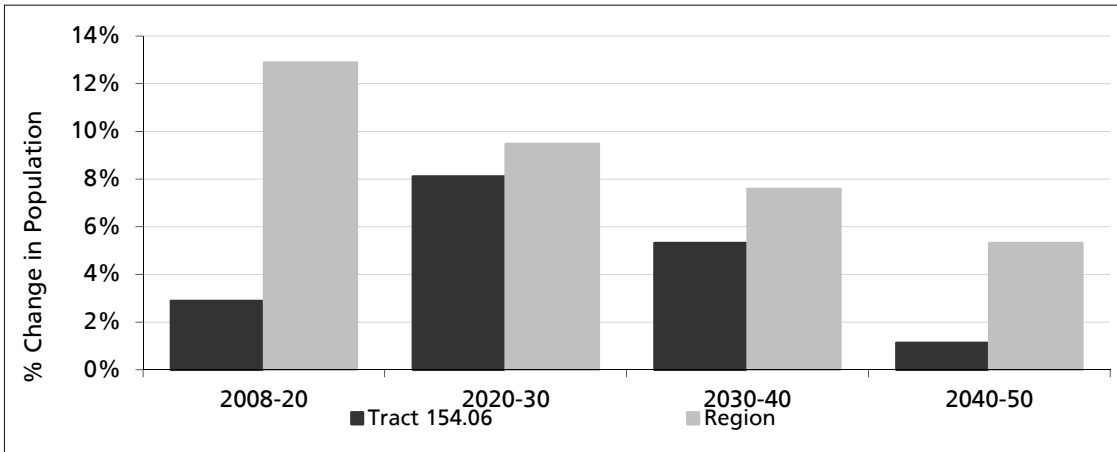
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,639	2,715	2,935	3,091	3,126	487	18%
Under 5	115	120	137	158	176	61	53%
5 to 9	131	125	143	163	166	35	27%
10 to 14	142	145	156	185	200	58	41%
15 to 17	140	130	138	154	159	19	14%
18 to 19	85	68	65	67	67	-18	-21%
20 to 24	231	211	240	252	267	36	16%
25 to 29	170	213	225	241	259	89	52%
30 to 34	96	107	110	123	127	31	32%
35 to 39	86	63	83	90	90	4	5%
40 to 44	107	87	101	105	121	14	13%
45 to 49	212	150	131	175	178	-34	-16%
50 to 54	201	155	139	166	166	-35	-17%
55 to 59	240	244	204	181	228	-12	-5%
60 to 61	88	93	80	63	81	-7	-8%
62 to 64	121	167	143	125	123	2	2%
65 to 69	178	279	315	255	201	23	13%
70 to 74	112	184	248	220	183	71	63%
75 to 79	56	63	105	121	98	42	75%
80 to 84	67	55	107	141	117	50	75%
85 and over	61	56	65	106	119	58	95%
Median Age	45.4	48.0	47.7	45.2	42.1	-3.3	-7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,639	2,715	2,935	3,091	3,126	487	18%
Hispanic	248	346	456	575	705	457	184%
Non-Hispanic	2,391	2,369	2,479	2,516	2,421	30	1%
White	2,179	2,095	2,131	2,084	1,909	-270	-12%
Black	59	84	108	135	167	108	183%
American Indian	15	15	15	15	14	-1	-7%
Asian	56	83	115	154	190	134	239%
Hawaiian / Pacific Islander	4	6	8	10	10	6	150%
Other	26	28	32	36	40	14	54%
Two or More Races	52	58	70	82	91	39	75%

GROWTH TRENDS IN TOTAL POPULATION



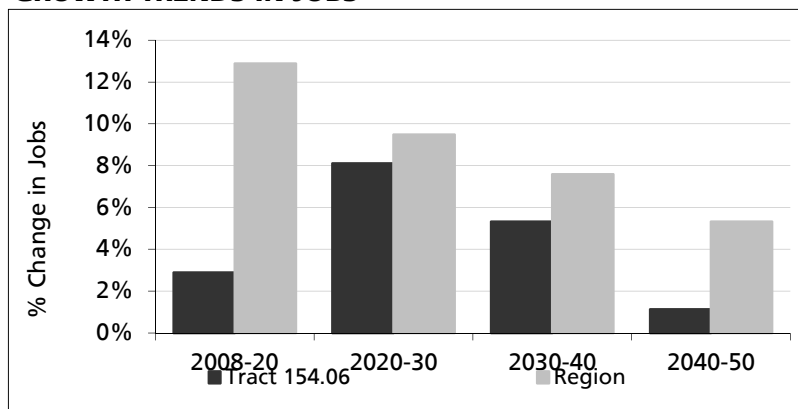
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	202	202	202	202	202	0	0%
Civilian Jobs	202	202	202	202	202	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,503	1,503	1,503	1,503	1,503	0	0%
Developed Acres	1,218	1,241	1,365	1,421	1,433	215	18%
Low Density Single Family	368	391	501	540	552	184	50%
Single Family	473	473	487	505	505	31	7%
Multiple Family	0	0	0	0	0	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	3	3	3	3	3	0	0%
Commercial/Services	35	35	35	35	35	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	93	93	93	93	93	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	245	245	245	245	245	0	0%
Vacant Developable Acres	282	259	135	78	66	-215	-76%
Low Density Single Family	231	209	98	59	48	-184	-79%
Single Family	50	50	36	19	19	-31	-63%
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	3	3	3	3	3	0	0%
Employment Density³	5.3	5.3	5.3	5.3	5.3	0.0	0%
Residential Density⁴	1.0	1.0	1.0	0.9	0.9	-0.1	-11%

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).