

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 58.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,528	4,667	9,947	12,058	12,227	8,699	247%
Household Population	3,513	4,641	9,912	12,009	12,166	8,653	246%
Group Quarters Population	15	26	35	49	61	46	307%
Civilian	15	26	35	49	61	46	307%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,307	3,032	6,400	7,481	7,493	5,186	225%
Single Family	70	72	46	48	49	-21	-30%
Multiple Family	2,237	2,960	6,354	7,433	7,444	5,207	233%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,123	2,740	5,899	7,011	7,004	4,881	230%
Single Family	67	72	45	47	49	-18	-27%
Multiple Family	2,056	2,668	5,854	6,964	6,955	4,899	238%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.0%	9.6%	7.8%	6.3%	6.5%	-1.5	-19%
Single Family	4.3%	0.0%	2.2%	2.1%	0.0%	-4.3	-100%
Multiple Family	8.1%	9.9%	7.9%	6.3%	6.6%	-1.5	-19%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.65	1.69	1.68	1.71	1.74	0.09	5%

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	450	607	1,002	1,083	977	527	117%
\$15,000-\$29,999	631	746	1,230	1,382	1,310	679	108%
\$30,000-\$44,999	313	465	1,019	1,146	1,133	820	262%
\$45,000-\$59,999	132	186	565	766	777	645	489%
\$60,000-\$74,999	238	239	539	648	677	439	184%
\$75,000-\$99,999	106	164	444	578	627	521	492%
\$100,000-\$124,999	41	84	356	441	479	438	1068%
\$125,000-\$149,999	87	116	255	324	331	244	280%
\$150,000-\$199,999	125	132	358	447	454	329	263%
\$200,000 or more	0	1	131	196	239	239	0%
Total Households	2,123	2,740	5,899	7,011	7,004	4,881	230%
Median Household Income							
Adjusted for inflation (\$1999)	\$29,536	\$30,548	\$40,562	\$43,619	\$46,583	\$17,047	58%

***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.

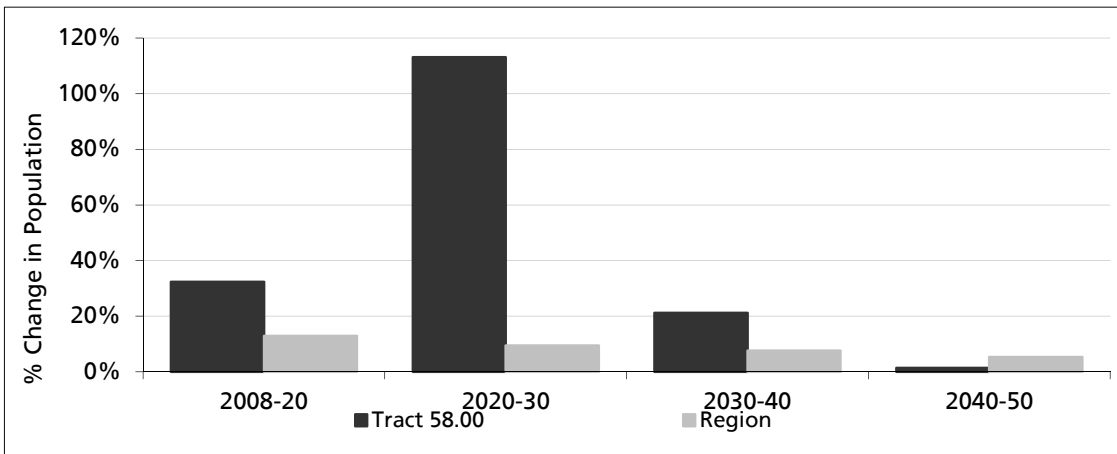
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,528	4,667	9,947	12,058	12,227	8,699	247%
Under 5	183	216	422	473	438	255	139%
5 to 9	177	255	488	554	518	341	193%
10 to 14	165	252	488	551	540	375	227%
15 to 17	131	160	323	352	352	221	169%
18 to 19	86	87	204	216	221	135	157%
20 to 24	156	175	431	462	434	278	178%
25 to 29	240	321	601	667	634	394	164%
30 to 34	493	580	1,011	1,288	1,173	680	138%
35 to 39	361	383	840	909	892	531	147%
40 to 44	309	326	668	687	753	444	144%
45 to 49	211	263	472	594	568	357	169%
50 to 54	188	266	560	635	565	377	201%
55 to 59	171	265	517	518	580	409	239%
60 to 61	63	106	220	246	264	201	319%
62 to 64	61	132	276	331	315	254	416%
65 to 69	118	252	634	721	638	520	441%
70 to 74	95	187	560	752	812	717	755%
75 to 79	91	128	420	639	675	584	642%
80 to 84	97	126	394	677	770	673	694%
85 and over	132	187	418	786	1,085	953	722%
Median Age	36.8	38.8	41.2	44.1	46.4	9.6	26%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,528	4,667	9,947	12,058	12,227	8,699	247%
Hispanic	1,664	2,502	5,640	7,291	7,795	6,131	368%
Non-Hispanic	1,864	2,165	4,307	4,767	4,432	2,568	138%
White	1,355	1,514	2,944	3,137	2,776	1,421	105%
Black	153	183	354	374	339	186	122%
American Indian	8	8	14	15	14	6	75%
Asian	280	381	828	1,042	1,105	825	295%
Hawaiian / Pacific Islander	2	2	4	3	3	1	50%
Other	9	8	14	16	16	7	78%
Two or More Races	57	69	149	180	179	122	214%

GROWTH TRENDS IN TOTAL POPULATION



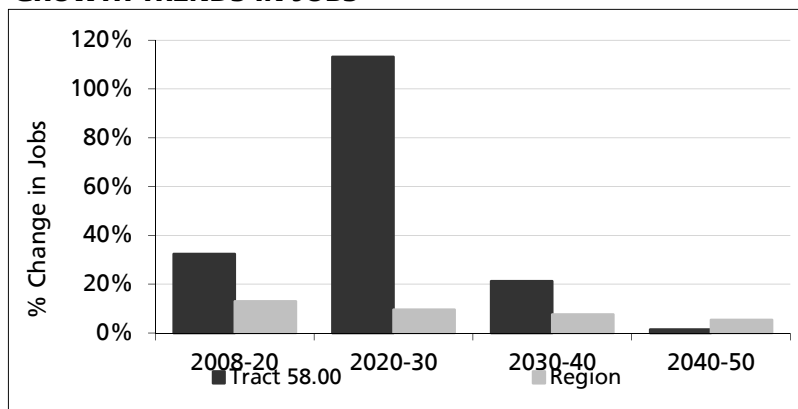
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	8,877	9,811	10,175	10,321	11,571	2,694	30%
Civilian Jobs	8,877	9,811	10,175	10,321	11,571	2,694	30%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	197	197	197	197	197	0	0%
Developed Acres	178	192	196	197	197	19	11%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	5	2	2	2	-2	-50%
Multiple Family	15	16	25	27	27	11	76%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	14	16	16	16	--
Industrial	28	27	26	25	25	-3	-9%
Commercial/Services	25	23	13	11	11	-14	-56%
Office	14	16	14	14	14	0	1%
Schools	4	4	4	4	4	0	9%
Roads and Freeways	84	84	84	84	84	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	4	14	14	14	14	10	235%
Vacant Developable Acres	19	5	1	0	0	-19	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	3	3	1	0	0	-3	-100%
Mixed Use	2	1	0	0	0	-2	-100%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	2	0	0	0	0	-2	-100%
Office	2	1	0	0	0	-2	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	10	0	0	0	0	-10	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	126.4	137.0	160.1	166.3	186.4	60.0	48%
Residential Density⁴	115.4	134.1	186.6	201.3	201.7	86.3	75%

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).