

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 10.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,951	5,834	7,612	7,722	7,728	2,777	56%
Household Population	4,918	5,798	7,561	7,662	7,660	2,742	56%
Group Quarters Population	33	36	51	60	68	35	106%
Civilian	33	36	51	60	68	35	106%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,642	3,012	3,857	3,880	3,881	1,239	47%
Single Family	932	773	223	240	241	-691	-74%
Multiple Family	1,710	2,239	3,634	3,640	3,640	1,930	113%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,475	2,854	3,698	3,709	3,705	1,230	50%
Single Family	866	722	183	199	200	-666	-77%
Multiple Family	1,609	2,132	3,515	3,510	3,505	1,896	118%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.3%	5.2%	4.1%	4.4%	4.5%	-1.8	-29%
Single Family	7.1%	6.6%	17.9%	17.1%	17.0%	9.9	139%
Multiple Family	5.9%	4.8%	3.3%	3.6%	3.7%	-2.2	-37%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.99	2.03	2.04	2.07	2.07	0.08	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	362	319	292	275	269	-93	-26%
\$15,000-\$29,999	572	541	513	497	490	-82	-14%
\$30,000-\$44,999	593	625	670	671	671	78	13%
\$45,000-\$59,999	491	534	639	640	639	148	30%
\$60,000-\$74,999	248	322	452	453	453	205	83%
\$75,000-\$99,999	134	317	565	570	568	434	324%
\$100,000-\$124,999	52	129	298	327	337	285	548%
\$125,000-\$149,999	15	39	128	132	134	119	793%
\$150,000-\$199,999	8	18	86	88	88	80	1000%
\$200,000 or more	0	10	55	56	56	56	0%
Total Households	2,475	2,854	3,698	3,709	3,705	1,230	50%
Median Household Income							
Adjusted for inflation (\$1999)	\$37,677	\$43,608	\$53,779	\$54,645	\$54,918	\$17,241	46%

***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.

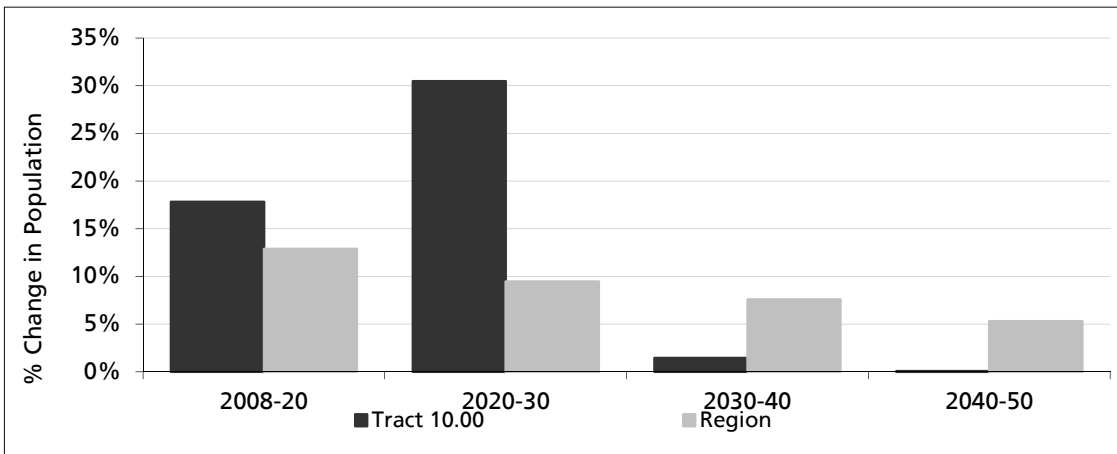
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,951	5,834	7,612	7,722	7,728	2,777	56%
Under 5	437	474	622	617	594	157	36%
5 to 9	309	374	489	497	482	173	56%
10 to 14	222	281	358	360	365	143	64%
15 to 17	160	188	258	263	285	125	78%
18 to 19	88	98	134	137	153	65	74%
20 to 24	169	194	285	286	287	118	70%
25 to 29	312	432	536	550	554	242	78%
30 to 34	703	853	1,011	1,099	1,062	359	51%
35 to 39	753	744	1,125	1,131	1,058	305	41%
40 to 44	499	507	675	624	716	217	43%
45 to 49	395	388	417	494	496	101	26%
50 to 54	314	362	439	477	471	157	50%
55 to 59	227	326	376	335	407	180	79%
60 to 61	54	75	76	56	72	18	33%
62 to 64	71	133	155	146	146	75	106%
65 to 69	96	195	280	252	221	125	130%
70 to 74	54	99	161	136	115	61	113%
75 to 79	37	53	110	120	104	67	181%
80 to 84	28	27	58	70	57	29	104%
85 and over	23	31	47	72	83	60	261%
Median Age	35.5	35.2	35.5	35.2	35.4	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,951	5,834	7,612	7,722	7,728	2,777	56%
Hispanic	1,591	2,238	3,154	3,527	3,839	2,248	141%
Non-Hispanic	3,360	3,596	4,458	4,195	3,889	529	16%
White	2,423	2,515	3,050	2,795	2,506	83	3%
Black	389	434	530	484	444	55	14%
American Indian	17	15	17	15	15	-2	-12%
Asian	201	251	340	367	392	191	95%
Hawaiian / Pacific Islander	56	77	106	101	97	41	73%
Other	3	3	3	3	3	0	0%
Two or More Races	271	301	412	430	432	161	59%

GROWTH TRENDS IN TOTAL POPULATION



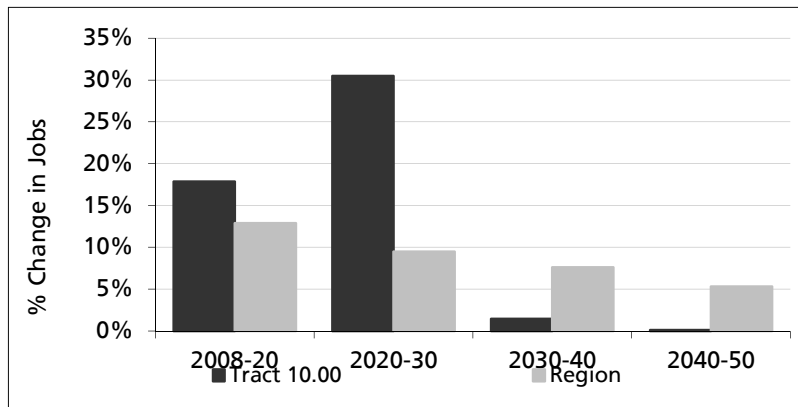
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	932	1,007	1,191	1,204	1,205	273	29%
Civilian Jobs	932	1,007	1,191	1,204	1,205	273	29%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	201	201	201	201	201	0	0%
Developed Acres	200	200	201	201	201	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	63	52	16	16	16	-46	-74%
Multiple Family	37	48	82	82	82	45	120%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	12	12	12	12	--
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	14	12	6	6	6	-8	-59%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	73	73	73	73	73	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	12	12	12	12	12	0	0%
Vacant Developable Acres	1	1	0	0	0	-1	-94%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-75%
Multiple Family	0	0	0	0	0	0	-100%
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	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	62.4	72.2	102.3	103.4	103.5	41.1	66%
Residential Density⁴	26.5	29.8	37.1	37.3	37.3	10.9	41%

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).