

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 27.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,020	4,522	4,475	4,458	4,472	452	11%
Household Population	4,008	4,504	4,447	4,417	4,426	418	10%
Group Quarters Population	12	18	28	41	46	34	283%
Civilian	12	18	28	41	46	34	283%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,295	1,448	1,448	1,451	1,451	156	12%
Single Family	1,203	1,225	1,225	1,228	1,228	25	2%
Multiple Family	92	223	223	223	223	131	142%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,256	1,408	1,416	1,418	1,416	160	13%
Single Family	1,168	1,198	1,202	1,205	1,205	37	3%
Multiple Family	88	210	214	213	211	123	140%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.0%	2.8%	2.2%	2.3%	2.4%	-0.6	-20%
Single Family	2.9%	2.2%	1.9%	1.9%	1.9%	-1.0	-34%
Multiple Family	4.3%	5.8%	4.0%	4.5%	5.4%	1.1	26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.19	3.20	3.14	3.11	3.13	-0.06	-2%

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	128	120	110	102	100	-28	-22%
\$15,000-\$29,999	223	221	213	205	205	-18	-8%
\$30,000-\$44,999	303	318	318	318	318	15	5%
\$45,000-\$59,999	231	260	260	260	260	29	13%
\$60,000-\$74,999	181	206	206	206	205	24	13%
\$75,000-\$99,999	87	154	163	163	163	76	87%
\$100,000-\$124,999	40	59	72	84	85	45	113%
\$125,000-\$149,999	22	35	39	45	45	23	105%
\$150,000-\$199,999	22	29	29	29	29	7	32%
\$200,000 or more	19	6	6	6	6	-13	-68%
Total Households	1,256	1,408	1,416	1,418	1,416	160	13%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,713	\$47,596	\$48,865	\$49,846	\$49,904	\$6,191	14%

***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.

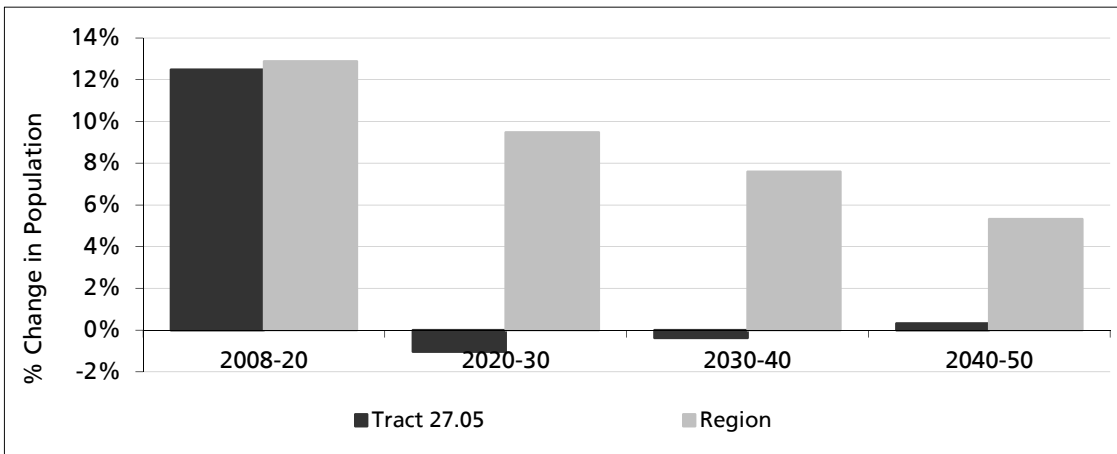
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,020	4,522	4,475	4,458	4,472	452	11%
Under 5	309	300	269	258	243	-66	-21%
5 to 9	264	317	286	272	268	4	2%
10 to 14	233	302	281	265	275	42	18%
15 to 17	156	158	163	150	151	-5	-3%
18 to 19	148	129	144	128	130	-18	-12%
20 to 24	244	238	266	241	231	-13	-5%
25 to 29	226	257	235	239	224	-2	-1%
30 to 34	206	218	182	201	186	-20	-10%
35 to 39	292	287	289	284	283	-9	-3%
40 to 44	326	322	312	279	324	-2	-1%
45 to 49	319	311	272	289	280	-39	-12%
50 to 54	322	330	295	280	259	-63	-20%
55 to 59	248	351	339	310	336	88	35%
60 to 61	83	135	137	140	145	62	75%
62 to 64	92	159	162	173	166	74	80%
65 to 69	142	251	280	279	263	121	85%
70 to 74	116	174	222	239	247	131	113%
75 to 79	99	114	165	208	211	112	113%
80 to 84	107	96	122	159	168	61	57%
85 and over	88	73	54	64	82	-6	-7%
Median Age	38.8	40.9	42.0	43.4	43.8	5.0	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,020	4,522	4,475	4,458	4,472	452	11%
Hispanic	1,095	1,611	1,916	2,166	2,330	1,235	113%
Non-Hispanic	2,925	2,911	2,559	2,292	2,142	-783	-27%
White	826	501	173	0	0	-826	-100%
Black	644	688	631	563	482	-162	-25%
American Indian	6	6	5	5	5	-1	-17%
Asian	1,266	1,504	1,534	1,506	1,447	181	14%
Hawaiian / Pacific Islander	20	32	35	37	37	17	85%
Other	3	3	2	2	2	-1	-33%
Two or More Races	160	177	179	179	169	9	6%

GROWTH TRENDS IN TOTAL POPULATION



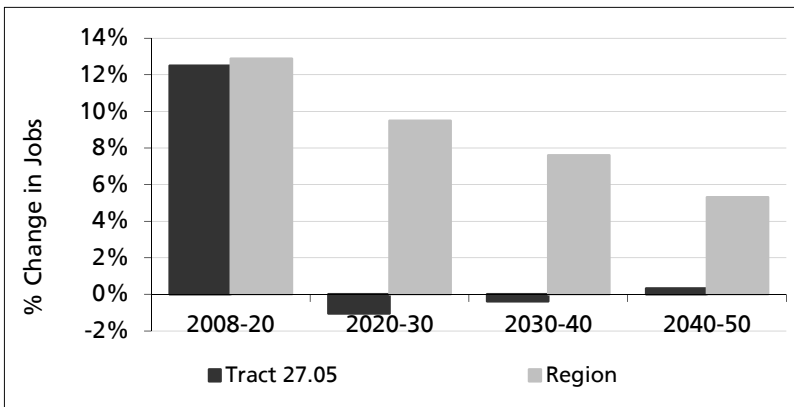
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	356	447	447	447	447	91	26%
Civilian Jobs	356	447	447	447	447	91	26%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	307	307	307	307	307	0	0%
Developed Acres	302	307	307	307	307	4	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	185	188	188	188	188	3	2%
Multiple Family	2	2	2	2	2	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	5	5	5	5	--
Industrial	10	9	9	9	9	0	-2%
Commercial/Services	7	4	4	4	4	-3	-41%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	76	76	76	76	76	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	15	15	15	15	15	0	0%
Vacant Developable Acres	4	0	0	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	0	0	0	0	-1	-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	14.9	19.4	19.4	19.4	19.4	4.5	30%
Residential Density⁴	6.9	7.5	7.5	7.5	7.5	0.6	9%

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).