

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 148.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,285	4,452	4,515	4,631	4,651	366	9%
Household Population	4,009	4,163	4,202	4,278	4,267	258	6%
Group Quarters Population	276	289	313	353	384	108	39%
Civilian	276	289	313	353	384	108	39%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,009	2,024	2,024	2,024	2,024	15	1%
Single Family	853	853	853	853	853	0	0%
Multiple Family	1,156	1,171	1,171	1,171	1,171	15	1%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,939	1,973	1,978	1,980	1,976	37	2%
Single Family	826	832	835	835	836	10	1%
Multiple Family	1,113	1,141	1,143	1,145	1,140	27	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.5%	2.5%	2.3%	2.2%	2.4%	-1.1	-31%
Single Family	3.2%	2.5%	2.1%	2.1%	2.0%	-1.2	-38%
Multiple Family	3.7%	2.6%	2.4%	2.2%	2.6%	-1.1	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.07	2.11	2.12	2.16	2.16	0.09	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	346	288	234	199	177	-169	-49%
\$15,000-\$29,999	294	251	204	177	160	-134	-46%
\$30,000-\$44,999	317	309	273	260	242	-75	-24%
\$45,000-\$59,999	283	295	294	296	292	9	3%
\$60,000-\$74,999	230	241	255	260	260	30	13%
\$75,000-\$99,999	254	342	385	420	425	171	67%
\$100,000-\$124,999	85	117	174	191	202	117	138%
\$125,000-\$149,999	68	78	91	95	124	56	82%
\$150,000-\$199,999	47	47	59	72	77	30	64%
\$200,000 or more	15	5	9	10	17	2	13%
Total Households	1,939	1,973	1,978	1,980	1,976	37	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,663	\$52,042	\$59,184	\$63,346	\$66,750	\$21,087	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.

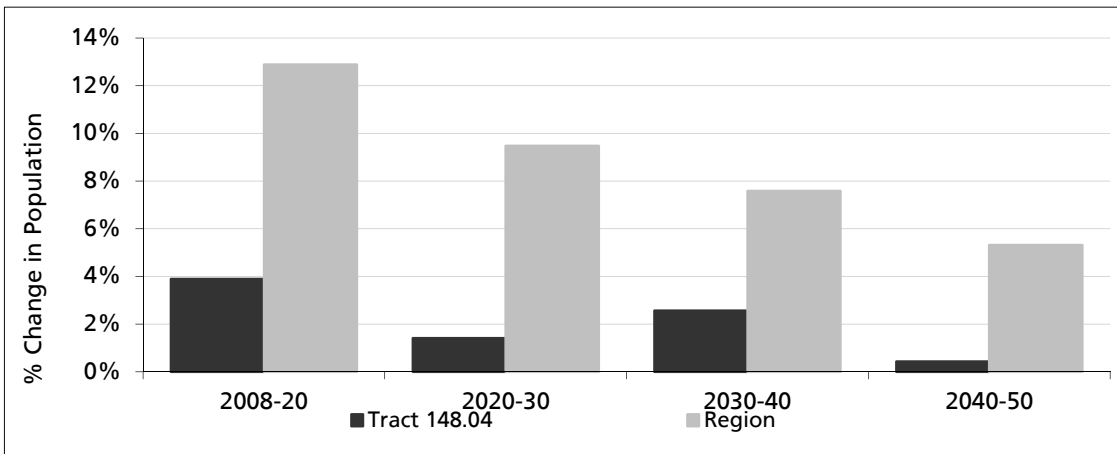
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,285	4,452	4,515	4,631	4,651	366	9%
Under 5	222	202	191	175	169	-53	-24%
5 to 9	202	188	181	172	163	-39	-19%
10 to 14	172	173	159	159	160	-12	-7%
15 to 17	110	97	85	83	84	-26	-24%
18 to 19	86	69	57	54	50	-36	-42%
20 to 24	209	192	186	167	168	-41	-20%
25 to 29	223	258	240	223	226	3	1%
30 to 34	204	197	177	172	164	-40	-20%
35 to 39	238	182	210	197	184	-54	-23%
40 to 44	301	235	247	235	237	-64	-21%
45 to 49	354	280	228	271	271	-83	-23%
50 to 54	340	308	267	288	291	-49	-14%
55 to 59	299	340	274	237	294	-5	-2%
60 to 61	111	135	116	102	127	16	14%
62 to 64	133	206	174	161	170	37	28%
65 to 69	208	347	367	307	272	64	31%
70 to 74	197	331	400	355	308	111	56%
75 to 79	223	262	393	449	398	175	78%
80 to 84	171	147	236	303	267	96	56%
85 and over	282	303	327	521	648	366	130%
Median Age	47.5	52.5	55.5	57.5	57.7	10.2	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,285	4,452	4,515	4,631	4,651	366	9%
Hispanic	519	656	757	859	951	432	83%
Non-Hispanic	3,766	3,796	3,758	3,772	3,700	-66	-2%
White	3,242	3,157	3,027	2,950	2,795	-447	-14%
Black	175	231	274	315	355	180	103%
American Indian	22	24	23	22	19	-3	-14%
Asian	171	211	244	278	312	141	82%
Hawaiian / Pacific Islander	10	12	14	15	15	5	50%
Other	15	18	20	21	22	7	47%
Two or More Races	131	143	156	171	182	51	39%

GROWTH TRENDS IN TOTAL POPULATION



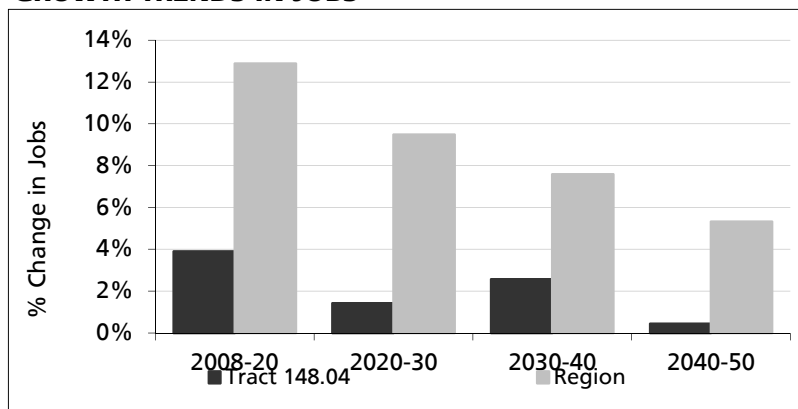
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	940	940	942	952	952	12	1%
Civilian Jobs	940	940	942	952	952	12	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	313	313	313	313	313	0	0%
Developed Acres	312	313	313	313	313	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	152	152	152	152	152	0	0%
Multiple Family	57	58	58	58	58	1	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	3	3	3	0	0%
Commercial/Services	23	23	23	23	23	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	59	59	59	59	59	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	11	0	0%
Vacant Developable Acres	1	0	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	0	0	0	0	-1	-100%
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	0	0	0	0	0	0	0%
Employment Density³	35.6	35.6	35.7	36.0	36.0	0.5	1%
Residential Density⁴	9.3	9.4	9.4	9.4	9.4	0.0	1%

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).