

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 27.12



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,360	7,545	10,114	11,811	11,824	6,464	121%
Household Population	5,352	7,530	10,087	11,774	11,779	6,427	120%
Group Quarters Population	8	15	27	37	45	37	463%
Civilian	8	15	27	37	45	37	463%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,799	2,571	3,444	3,994	3,994	2,195	122%
Single Family	595	594	594	594	594	-1	0%
Multiple Family	952	1,725	2,768	3,400	3,400	2,448	257%
Mobile Homes	252	252	82	0	0	-252	-100%
Occupied Housing Units	1,740	2,480	3,346	3,916	3,915	2,175	125%
Single Family	572	577	578	578	578	6	1%
Multiple Family	931	1,662	2,692	3,338	3,337	2,406	258%
Mobile Homes	237	241	76	0	0	-237	-100%
Vacancy Rate	3.3%	3.5%	2.8%	2.0%	2.0%	-1.3	-39%
Single Family	3.9%	2.9%	2.7%	2.7%	2.7%	-1.2	-31%
Multiple Family	2.2%	3.7%	2.7%	1.8%	1.9%	-0.3	-14%
Mobile Homes	6.0%	4.4%	7.3%	0.0%	0.0%	-6.0	-100%
Persons per Household	3.08	3.04	3.01	3.01	3.01	-0.07	-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	322	284	247	218	210	-112	-35%
\$15,000-\$29,999	537	534	506	477	470	-67	-12%
\$30,000-\$44,999	378	482	525	540	540	162	43%
\$45,000-\$59,999	231	382	538	623	623	392	170%
\$60,000-\$74,999	119	286	470	571	571	452	380%
\$75,000-\$99,999	70	255	510	706	709	639	913%
\$100,000-\$124,999	46	139	270	366	373	327	711%
\$125,000-\$149,999	19	66	143	202	206	187	984%
\$150,000-\$199,999	4	42	112	180	180	176	4400%
\$200,000 or more	14	10	25	33	33	19	136%
Total Households	1,740	2,480	3,346	3,916	3,915	2,175	125%
Median Household Income							
Adjusted for inflation (\$1999)	\$30,437	\$43,133	\$56,013	\$62,627	\$63,008	\$32,571	107%

***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.

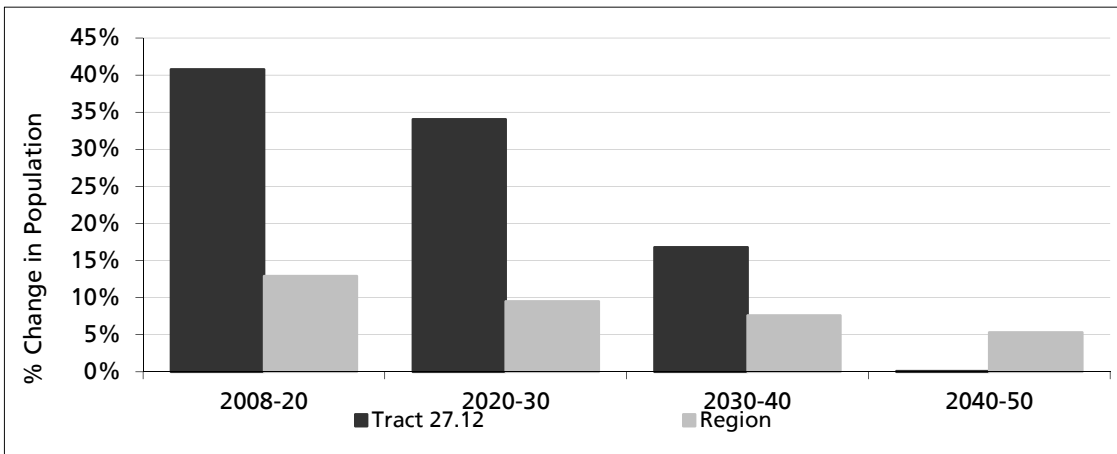
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,360	7,545	10,114	11,811	11,824	6,464	121%
Under 5	651	879	1,046	1,183	1,140	489	75%
5 to 9	523	663	794	907	914	391	75%
10 to 14	438	650	857	984	943	505	115%
15 to 17	277	308	458	532	565	288	104%
18 to 19	166	187	263	300	281	115	69%
20 to 24	285	415	637	718	730	445	156%
25 to 29	315	521	580	668	682	367	117%
30 to 34	496	595	694	854	774	278	56%
35 to 39	415	518	844	866	812	397	96%
40 to 44	431	569	763	799	955	524	122%
45 to 49	330	443	518	683	656	326	99%
50 to 54	256	352	439	554	473	217	85%
55 to 59	204	385	485	505	585	381	187%
60 to 61	84	153	237	267	310	226	269%
62 to 64	67	163	257	313	275	208	310%
65 to 69	125	296	405	516	502	377	302%
70 to 74	81	163	344	421	420	339	419%
75 to 79	74	115	261	417	429	355	480%
80 to 84	62	72	144	221	251	189	305%
85 and over	80	98	88	103	127	47	59%
Median Age	30.3	31.3	33.0	33.6	34.2	3.9	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,360	7,545	10,114	11,811	11,824	6,464	121%
Hispanic	1,646	3,047	4,949	6,535	7,074	5,428	330%
Non-Hispanic	3,714	4,498	5,165	5,276	4,750	1,036	28%
White	1,130	835	378	0	0	-1,130	-100%
Black	1,534	2,087	2,610	2,762	2,356	822	54%
American Indian	28	46	58	59	47	19	68%
Asian	658	1,001	1,392	1,603	1,545	887	135%
Hawaiian / Pacific Islander	20	38	60	73	59	39	195%
Other	26	33	42	45	60	34	131%
Two or More Races	318	458	625	734	683	365	115%

GROWTH TRENDS IN TOTAL POPULATION



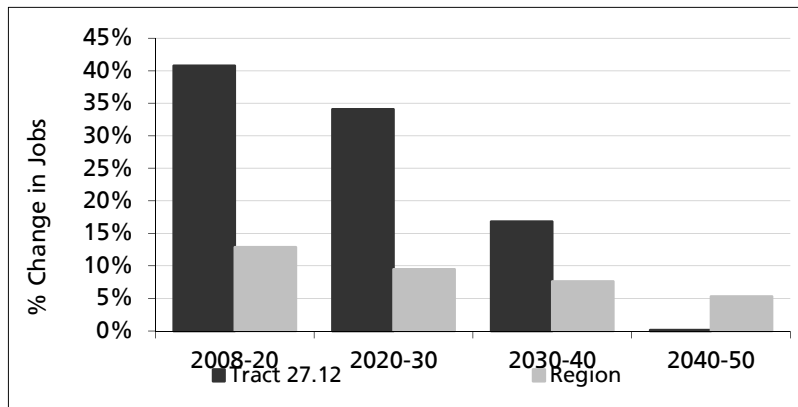
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,492	2,492	3,050	3,050	3,050	558	22%
Civilian Jobs	2,492	2,492	3,050	3,050	3,050	558	22%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	711	711	711	711	711	0	0%
Developed Acres	709	710	710	710	710	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	94	94	94	94	94	0	0%
Multiple Family	39	39	68	82	82	43	109%
Mobile Homes	44	44	15	1	1	-43	-98%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	27	34	34	34	34	--
Industrial	64	63	58	58	58	-6	-9%
Commercial/Services	24	7	7	7	7	-17	-70%
Office	10	1	0	0	0	-10	-100%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	117	117	117	117	117	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	312	312	312	312	312	0	0%
Vacant Developable Acres	2	2	1	1	1	-1	-51%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	1	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	1	1	1	1	1	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	24.4	27.9	35.2	35.2	35.2	10.9	45%
Residential Density⁴	10.1	13.5	17.7	20.6	20.6	10.4	103%

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).