

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 91.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,010	4,510	5,397	8,255	8,306	4,296	107%
Household Population	2,165	2,655	3,517	6,345	6,379	4,214	195%
Group Quarters Population	1,845	1,855	1,880	1,910	1,927	82	4%
Civilian	1,845	1,855	1,880	1,910	1,927	82	4%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,111	1,283	1,621	2,734	2,746	1,635	147%
Single Family	622	626	612	588	585	-37	-6%
Multiple Family	292	465	907	2,050	2,066	1,774	608%
Mobile Homes	197	192	102	96	95	-102	-52%
Occupied Housing Units	1,010	1,180	1,524	2,593	2,612	1,602	159%
Single Family	554	577	572	553	553	-1	0%
Multiple Family	275	425	857	1,946	1,968	1,693	616%
Mobile Homes	181	178	95	94	91	-90	-50%
Vacancy Rate	9.1%	8.0%	6.0%	5.2%	4.9%	-4.2	-46%
Single Family	10.9%	7.8%	6.5%	6.0%	5.5%	-5.4	-50%
Multiple Family	5.8%	8.6%	5.5%	5.1%	4.7%	-1.1	-19%
Mobile Homes	8.1%	7.3%	6.9%	2.1%	0.0%	-8.1	-100%
Persons per Household	2.14	2.25	2.31	2.45	2.44	0.30	14%

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	113	84	75	74	60	-53	-47%
\$15,000-\$29,999	231	180	174	196	161	-70	-30%
\$30,000-\$44,999	184	169	186	276	255	71	39%
\$45,000-\$59,999	173	177	218	318	302	129	75%
\$60,000-\$74,999	91	154	228	404	395	304	334%
\$75,000-\$99,999	92	229	344	588	633	541	588%
\$100,000-\$124,999	53	70	110	286	322	269	508%
\$125,000-\$149,999	31	34	51	145	156	125	403%
\$150,000-\$199,999	34	54	86	193	196	162	476%
\$200,000 or more	8	29	52	113	132	124	1550%
Total Households	1,010	1,180	1,524	2,593	2,612	1,602	159%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,125	\$58,305	\$67,171	\$76,212	\$80,253	\$37,128	86%

***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.

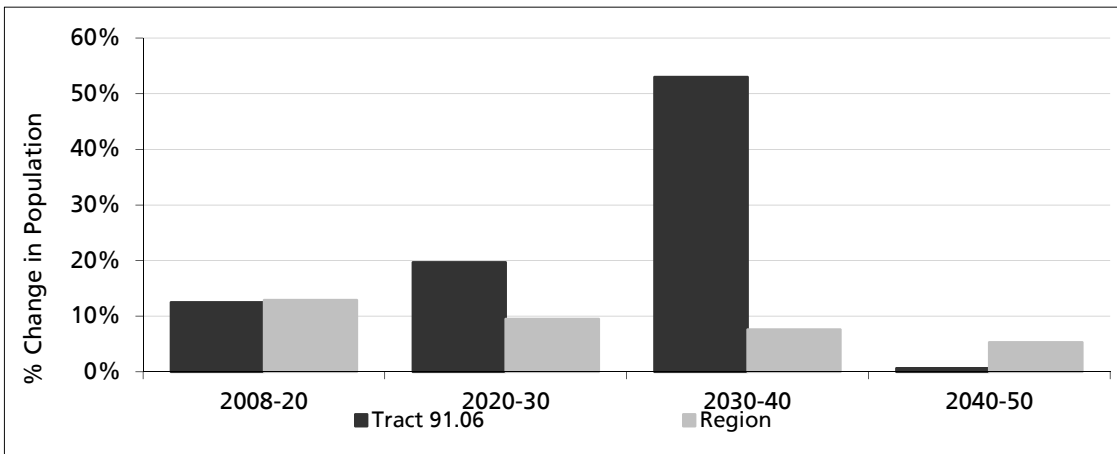
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,010	4,510	5,397	8,255	8,306	4,296	107%
Under 5	97	100	120	165	166	69	71%
5 to 9	80	85	108	184	185	105	131%
10 to 14	76	97	106	165	165	89	117%
15 to 17	58	58	81	81	81	23	40%
18 to 19	1,218	1,382	1,679	2,666	2,682	1,464	120%
20 to 24	833	929	1,105	1,627	1,638	805	97%
25 to 29	156	181	210	338	340	184	118%
30 to 34	179	208	243	352	356	177	99%
35 to 39	198	219	259	409	410	212	107%
40 to 44	194	213	239	325	327	133	69%
45 to 49	201	218	259	361	363	162	81%
50 to 54	169	198	249	456	459	290	172%
55 to 59	101	115	142	236	239	138	137%
60 to 61	38	38	39	39	38	0	0%
62 to 64	44	54	64	67	68	24	55%
65 to 69	73	73	77	129	130	57	78%
70 to 74	103	129	160	250	251	148	144%
75 to 79	88	97	117	169	170	82	93%
80 to 84	75	79	94	156	156	81	108%
85 and over	29	37	46	80	82	53	183%
Median Age	22.9	22.9	22.7	22.7	22.7	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,010	4,510	5,397	8,255	8,306	4,296	107%
Hispanic	567	632	746	1,125	1,130	563	99%
Non-Hispanic	3,443	3,878	4,651	7,130	7,176	3,733	108%
White	3,020	3,394	4,061	6,256	6,296	3,276	108%
Black	59	68	84	115	116	57	97%
American Indian	22	24	31	55	55	33	150%
Asian	205	226	273	407	409	204	100%
Hawaiian / Pacific Islander	19	20	20	20	20	1	5%
Other	7	11	12	12	12	5	71%
Two or More Races	111	135	170	265	268	157	141%

GROWTH TRENDS IN TOTAL POPULATION



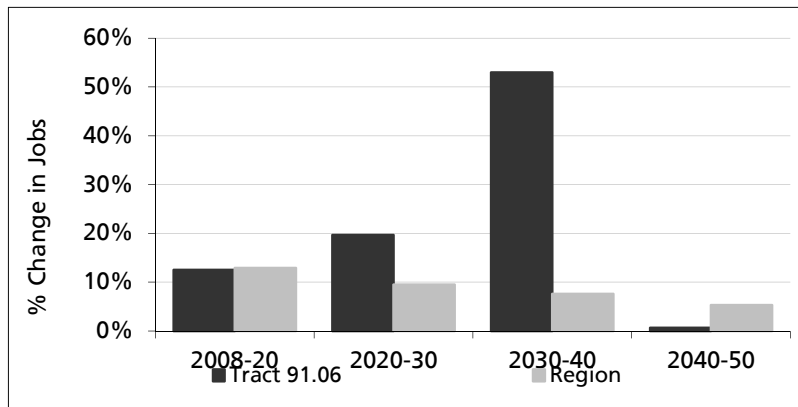
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,501	7,667	8,305	8,797	8,884	1,383	18%
Civilian Jobs	7,501	7,667	8,305	8,797	8,884	1,383	18%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	647	647	647	647	647	0	0%
Developed Acres	639	640	643	646	647	8	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	84	84	80	79	79	-5	-6%
Multiple Family	14	12	12	12	12	-2	-17%
Mobile Homes	10	10	6	6	6	-4	-45%
Other Residential	21	21	17	17	17	-4	-20%
Mixed Use	0	8	28	79	80	80	--
Industrial	67	65	62	58	58	-9	-13%
Commercial/Services	58	53	52	17	17	-41	-70%
Office	10	10	10	1	1	-9	-89%
Schools	122	122	124	125	125	3	2%
Roads and Freeways	158	158	158	158	158	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	96	96	96	96	96	0	0%
Vacant Developable Acres	8	7	4	1	0	-8	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-94%
Multiple Family	1	1	1	0	0	-1	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	1	1	1	0	0	-1	-100%
Commercial/Services	4	4	2	0	0	-4	-100%
Office	0	0	0	0	0	0	0%
Schools	1	1	1	0	0	-1	-95%
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	29.2	30.1	31.8	36.7	36.9	7.7	26%
Residential Density⁴	8.7	9.8	12.7	18.0	18.0	9.4	108%

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).