

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 98.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,958	4,931	4,953	5,000	5,050	92	2%
Household Population	4,891	4,840	4,808	4,784	4,781	-110	-2%
Group Quarters Population	67	91	145	216	269	202	301%
Civilian	67	91	145	216	269	202	301%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,840	1,840	1,840	1,840	1,840	0	0%
Single Family	1,840	1,840	1,840	1,840	1,840	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,766	1,760	1,772	1,774	1,774	8	0%
Single Family	1,766	1,760	1,772	1,774	1,774	8	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.0%	4.3%	3.7%	3.6%	3.6%	-0.4	-10%
Single Family	4.0%	4.3%	3.7%	3.6%	3.6%	-0.4	-10%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.75	2.71	2.70	2.70	-0.07	-3%

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	60	52	45	41	38	-22	-37%
\$15,000-\$29,999	156	146	136	126	117	-39	-25%
\$30,000-\$44,999	231	222	220	216	208	-23	-10%
\$45,000-\$59,999	296	300	300	300	290	-6	-2%
\$60,000-\$74,999	253	251	254	256	254	1	0%
\$75,000-\$99,999	403	420	439	452	453	50	12%
\$100,000-\$124,999	222	212	215	216	228	6	3%
\$125,000-\$149,999	79	84	84	84	95	16	20%
\$150,000-\$199,999	53	58	59	60	62	9	17%
\$200,000 or more	13	15	20	23	29	16	123%
Total Households	1,766	1,760	1,772	1,774	1,774	8	0%
Median Household Income							
Adjusted for inflation (\$1999)	\$68,300	\$69,562	\$70,925	\$71,953	\$73,819	\$5,519	8%

***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.

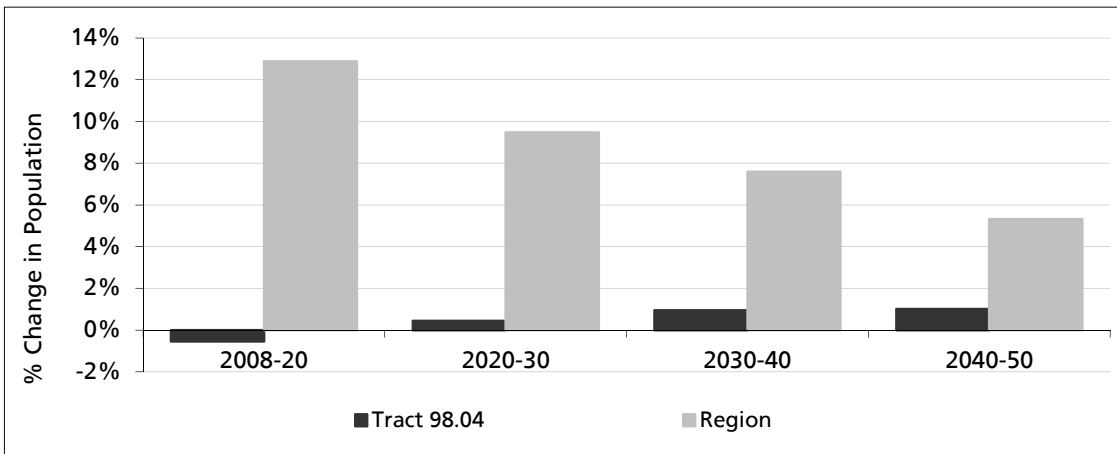
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,958	4,931	4,953	5,000	5,050	92	2%
Under 5	204	159	149	145	144	-60	-29%
5 to 9	240	211	198	193	191	-49	-20%
10 to 14	287	268	232	235	241	-46	-16%
15 to 17	175	158	134	134	139	-36	-21%
18 to 19	123	97	83	79	82	-41	-33%
20 to 24	304	264	254	243	262	-42	-14%
25 to 29	263	286	269	251	265	2	1%
30 to 34	177	153	131	132	122	-55	-31%
35 to 39	250	166	186	185	171	-79	-32%
40 to 44	332	230	236	227	238	-94	-28%
45 to 49	404	281	211	257	261	-143	-35%
50 to 54	398	313	245	271	264	-134	-34%
55 to 59	334	356	285	243	293	-41	-12%
60 to 61	159	183	148	126	165	6	4%
62 to 64	169	244	202	180	190	21	12%
65 to 69	306	499	538	459	406	100	33%
70 to 74	279	460	567	499	449	170	61%
75 to 79	242	283	435	490	432	190	79%
80 to 84	175	163	273	365	353	178	102%
85 and over	137	157	177	286	382	245	179%
Median Age	46.5	53.1	57.6	58.0	57.5	11.0	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,958	4,931	4,953	5,000	5,050	92	2%
Hispanic	536	658	728	805	877	341	64%
Non-Hispanic	4,422	4,273	4,225	4,195	4,173	-249	-6%
White	3,860	3,661	3,562	3,486	3,426	-434	-11%
Black	76	90	101	109	115	39	51%
American Indian	20	24	25	23	23	3	15%
Asian	280	302	326	351	370	90	32%
Hawaiian / Pacific Islander	8	12	14	16	17	9	113%
Other	10	9	9	9	9	-1	-10%
Two or More Races	168	175	188	201	213	45	27%

GROWTH TRENDS IN TOTAL POPULATION



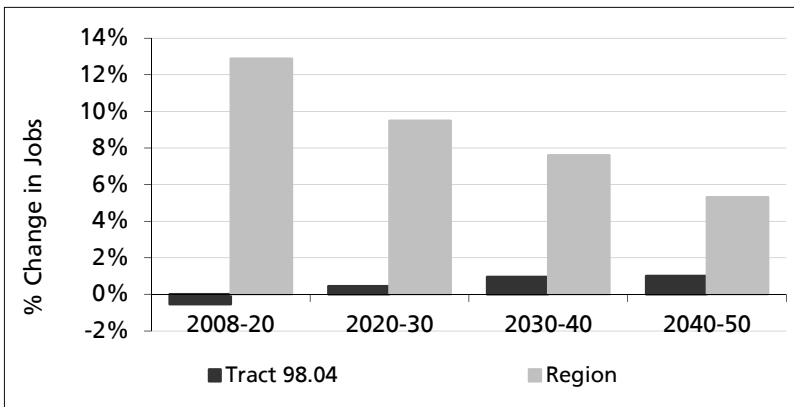
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	656	656	656	656	707	51	8%
Civilian Jobs	656	656	656	656	707	51	8%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	445	445	445	445	445	0	0%
Developed Acres	445	445	445	445	445	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	288	288	288	288	288	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	19	19	19	19	19	0	0%
Office	0	0	0	0	0	0	0%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	111	111	111	111	111	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	14	14	14	14	14	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
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	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	20.4	20.4	20.4	20.4	22.0	1.6	8%
Residential Density⁴	6.4	6.4	6.4	6.4	6.4	0.0	0%

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).