

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.29



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,279	8,435	8,562	9,947	10,334	2,055	25%
Household Population	8,279	8,435	8,562	9,947	10,334	2,055	25%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,377	3,377	3,377	3,808	3,948	571	17%
Single Family	125	125	125	125	125	0	0%
Multiple Family	3,252	3,252	3,252	3,683	3,823	571	18%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	3,255	3,281	3,292	3,712	3,850	595	18%
Single Family	122	117	118	118	118	-4	-3%
Multiple Family	3,133	3,164	3,174	3,594	3,732	599	19%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.6%	2.8%	2.5%	2.5%	2.5%	-1.1	-31%
Single Family	2.4%	6.4%	5.6%	5.6%	5.6%	3.2	133%
Multiple Family	3.7%	2.7%	2.4%	2.4%	2.4%	-1.3	-35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.54	2.57	2.60	2.68	2.68	0.14	6%

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	324	293	260	251	253	-71	-22%
\$15,000-\$29,999	327	326	291	285	288	-39	-12%
\$30,000-\$44,999	489	462	423	417	420	-69	-14%
\$45,000-\$59,999	379	378	353	358	362	-17	-4%
\$60,000-\$74,999	380	367	349	355	362	-18	-5%
\$75,000-\$99,999	768	645	627	647	661	-107	-14%
\$100,000-\$124,999	240	233	233	271	277	37	15%
\$125,000-\$149,999	106	112	116	148	161	55	52%
\$150,000-\$199,999	126	208	233	308	331	205	163%
\$200,000 or more	116	257	407	672	735	619	534%
Total Households	3,255	3,281	3,292	3,712	3,850	595	18%
Median Household Income							
Adjusted for inflation (\$1999)	\$64,283	\$67,418	\$73,711	\$82,342	\$84,077	\$19,794	31%

***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.

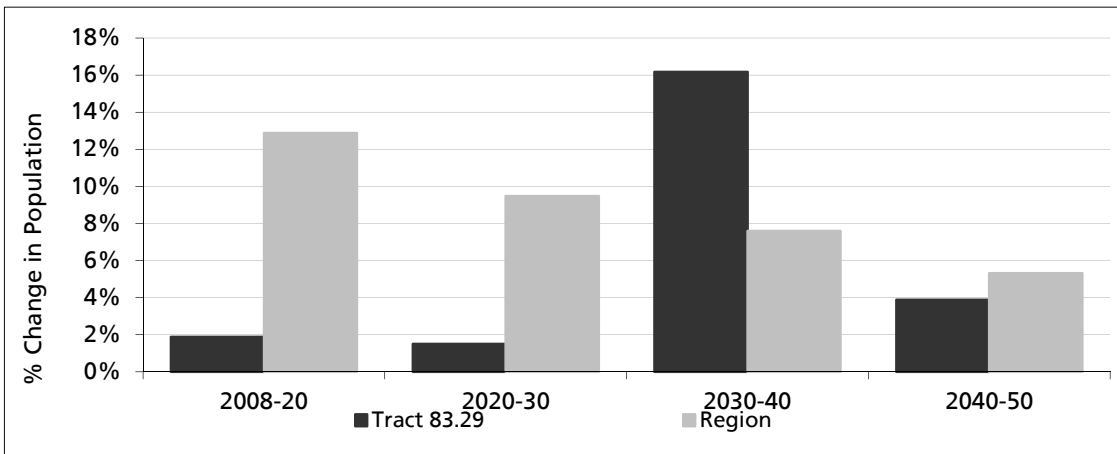
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,279	8,435	8,562	9,947	10,334	2,055	25%
Under 5	929	896	933	1,078	1,100	171	18%
5 to 9	678	660	702	825	841	163	24%
10 to 14	373	405	395	495	525	152	41%
15 to 17	239	245	229	276	289	50	21%
18 to 19	162	144	138	164	171	9	6%
20 to 24	394	394	437	497	528	134	34%
25 to 29	309	393	385	437	464	155	50%
30 to 34	640	741	685	844	859	219	34%
35 to 39	973	802	918	1,092	1,080	107	11%
40 to 44	909	748	827	935	1,048	139	15%
45 to 49	732	588	504	703	772	40	5%
50 to 54	574	516	456	594	599	25	4%
55 to 59	472	544	440	425	527	55	12%
60 to 61	157	193	159	136	181	24	15%
62 to 64	185	296	247	237	247	62	34%
65 to 69	191	354	384	354	321	130	68%
70 to 74	158	279	362	371	345	187	118%
75 to 79	117	148	235	283	230	113	97%
80 to 84	42	38	66	92	77	35	83%
85 and over	45	51	60	109	130	85	189%
Median Age	37.1	37.1	37.1	36.6	36.8	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,279	8,435	8,562	9,947	10,334	2,055	25%
Hispanic	698	864	959	1,257	1,470	772	111%
Non-Hispanic	7,581	7,571	7,603	8,690	8,864	1,283	17%
White	6,033	5,666	5,562	6,032	5,777	-256	-4%
Black	69	81	81	100	111	42	61%
American Indian	12	37	53	69	75	63	525%
Asian	1,174	1,384	1,424	1,820	2,092	918	78%
Hawaiian / Pacific Islander	17	37	51	70	84	67	394%
Other	17	37	43	59	68	51	300%
Two or More Races	259	329	389	540	657	398	154%

GROWTH TRENDS IN TOTAL POPULATION



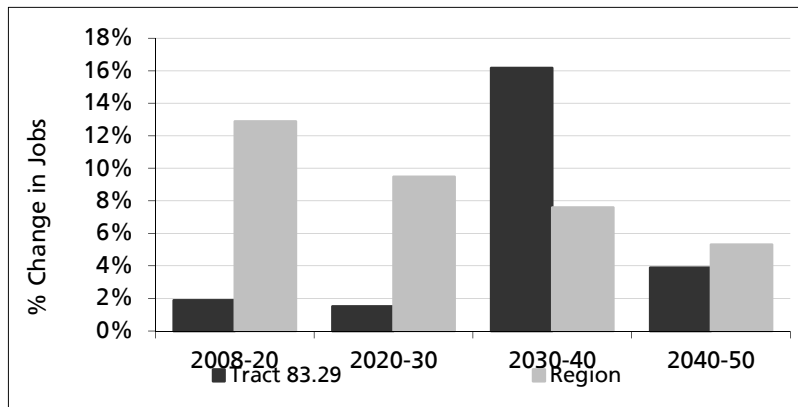
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	11,354	11,964	13,044	13,854	14,300	2,946	26%
Civilian Jobs	11,354	11,964	13,044	13,854	14,300	2,946	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	627	627	627	627	627	0	0%
Developed Acres	596	601	614	623	627	31	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	7	7	7	7	0	0%
Multiple Family	155	155	155	155	155	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	4	8	8	--
Industrial	7	7	7	7	7	0	0%
Commercial/Services	80	80	83	86	88	8	10%
Office	142	147	156	157	157	16	11%
Schools	30	30	30	30	30	0	0%
Roads and Freeways	138	138	138	138	138	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	38	38	38	38	38	0	0%
Vacant Developable Acres	31	26	13	5	0	-31	-100%
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	8	8	4	2	0	-8	-100%
Office	24	18	9	3	0	-24	-100%
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	43.9	45.3	47.2	49.0	50.0	6.1	14%
Residential Density⁴	20.9	20.9	20.9	23.2	23.8	2.9	14%

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).