

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,788	6,956	7,188	7,480	7,481	693	10%
Household Population	6,775	6,932	7,154	7,440	7,434	659	10%
Group Quarters Population	13	24	34	40	47	34	262%
Civilian	13	24	34	40	47	34	262%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,892	2,897	2,955	3,077	3,077	185	6%
Single Family	1,414	1,414	1,414	1,482	1,482	68	5%
Multiple Family	1,478	1,483	1,541	1,595	1,595	117	8%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,782	2,822	2,887	3,008	3,009	227	8%
Single Family	1,357	1,373	1,376	1,443	1,443	86	6%
Multiple Family	1,425	1,449	1,511	1,565	1,566	141	10%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.8%	2.6%	2.3%	2.2%	2.2%	-1.6	-42%
Single Family	4.0%	2.9%	2.7%	2.6%	2.6%	-1.4	-35%
Multiple Family	3.6%	2.3%	1.9%	1.9%	1.8%	-1.8	-50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.46	2.48	2.47	2.47	0.03	1%

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	486	389	341	287	250	-236	-49%
\$15,000-\$29,999	456	357	317	273	242	-214	-47%
\$30,000-\$44,999	486	448	427	389	353	-133	-27%
\$45,000-\$59,999	425	415	416	399	375	-50	-12%
\$60,000-\$74,999	300	274	279	289	285	-15	-5%
\$75,000-\$99,999	334	424	451	484	485	151	45%
\$100,000-\$124,999	131	250	284	355	384	253	193%
\$125,000-\$149,999	110	148	197	274	339	229	208%
\$150,000-\$199,999	51	103	141	175	186	135	265%
\$200,000 or more	3	14	34	83	110	107	3567%
Total Households	2,782	2,822	2,887	3,008	3,009	227	8%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,858	\$52,843	\$57,927	\$68,097	\$74,974	\$31,116	71%

***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.

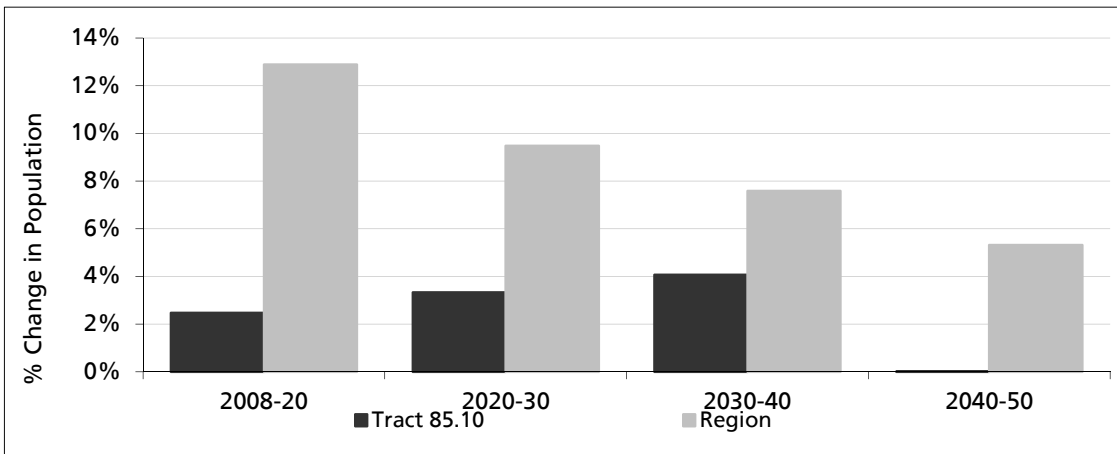
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,788	6,956	7,188	7,480	7,481	693	10%
Under 5	452	411	410	401	385	-67	-15%
5 to 9	431	427	419	424	414	-17	-4%
10 to 14	359	382	359	377	379	20	6%
15 to 17	183	172	171	180	184	1	1%
18 to 19	153	128	121	127	121	-32	-21%
20 to 24	320	317	319	313	324	4	1%
25 to 29	474	540	528	537	545	71	15%
30 to 34	590	580	543	607	583	-7	-1%
35 to 39	596	497	561	565	549	-47	-8%
40 to 44	598	516	537	508	570	-28	-5%
45 to 49	520	438	383	449	451	-69	-13%
50 to 54	431	402	375	404	389	-42	-10%
55 to 59	383	437	389	354	408	25	7%
60 to 61	117	147	137	130	154	37	32%
62 to 64	161	256	248	254	253	92	57%
65 to 69	265	448	512	496	458	193	73%
70 to 74	212	328	415	396	383	171	81%
75 to 79	233	252	385	438	391	158	68%
80 to 84	173	143	229	289	260	87	50%
85 and over	137	135	147	231	280	143	104%
Median Age	38.6	40.2	41.5	42.1	42.3	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,788	6,956	7,188	7,480	7,481	693	10%
Hispanic	1,241	1,584	1,841	2,146	2,363	1,122	90%
Non-Hispanic	5,547	5,372	5,347	5,334	5,118	-429	-8%
White	3,572	3,205	3,037	2,844	2,554	-1,018	-28%
Black	318	345	385	420	438	120	38%
American Indian	44	47	46	45	41	-3	-7%
Asian	1,221	1,371	1,435	1,546	1,591	370	30%
Hawaiian / Pacific Islander	30	31	32	34	34	4	13%
Other	32	31	33	36	37	5	16%
Two or More Races	330	342	379	409	423	93	28%

GROWTH TRENDS IN TOTAL POPULATION



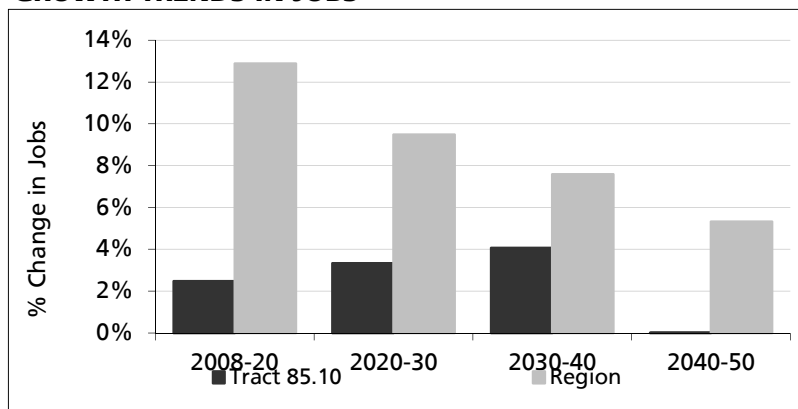
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,195	2,204	2,209	2,224	2,224	29	1%
Civilian Jobs	2,195	2,204	2,209	2,224	2,224	29	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	489	489	489	489	489	0	0%
Developed Acres	485	485	486	487	487	2	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	209	209	209	209	209	0	0%
Multiple Family	44	44	45	45	45	1	1%
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	10	10	10	10	10	0	0%
Office	0	0	0	0	0	0	0%
Schools	112	112	112	113	113	1	1%
Roads and Freeways	104	104	104	104	104	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	0	0%
Vacant Developable Acres	4	3	3	2	2	-2	-44%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	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	1	1	1	0	0	-1	-94%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	18.0	18.0	18.1	18.1	18.1	0.1	1%
Residential Density⁴	11.4	11.4	11.6	12.1	12.1	0.7	6%

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).