

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 127.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,706	4,685	4,757	4,932	8,455	3,749	80%
Household Population	4,685	4,654	4,701	4,860	8,367	3,682	79%
Group Quarters Population	21	31	56	72	88	67	319%
Civilian	21	31	56	72	88	67	319%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,931	1,890	1,875	1,895	3,140	1,209	63%
Single Family	681	669	650	662	586	-95	-14%
Multiple Family	1,250	1,221	1,225	1,233	2,554	1,304	104%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,812	1,782	1,784	1,809	3,016	1,204	66%
Single Family	636	617	608	624	547	-89	-14%
Multiple Family	1,176	1,165	1,176	1,185	2,469	1,293	110%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.2%	5.7%	4.9%	4.5%	3.9%	-2.3	-37%
Single Family	6.6%	7.8%	6.5%	5.7%	6.7%	0.1	2%
Multiple Family	5.9%	4.6%	4.0%	3.9%	3.3%	-2.6	-44%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.59	2.61	2.64	2.69	2.77	0.18	7%

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	402	339	298	278	281	-121	-30%
\$15,000-\$29,999	494	432	387	355	394	-100	-20%
\$30,000-\$44,999	409	364	346	333	444	35	9%
\$45,000-\$59,999	288	291	292	290	441	153	53%
\$60,000-\$74,999	94	123	128	132	317	223	237%
\$75,000-\$99,999	92	158	182	195	472	380	413%
\$100,000-\$124,999	31	55	102	144	331	300	968%
\$125,000-\$149,999	0	11	34	54	156	156	0%
\$150,000-\$199,999	2	8	12	23	149	147	7350%
\$200,000 or more	0	1	3	5	31	31	0%
Total Households	1,812	1,782	1,784	1,809	3,016	1,204	66%
Median Household Income							
Adjusted for inflation (\$1999)	\$30,367	\$34,945	\$38,974	\$42,230	\$58,231	\$27,864	92%

***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.

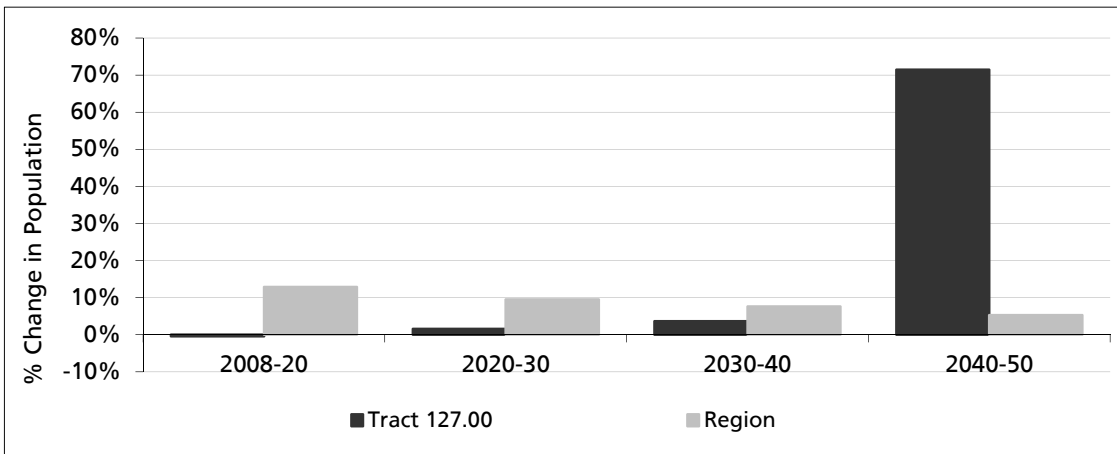
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,706	4,685	4,757	4,932	8,455	3,749	80%
Under 5	393	344	324	317	492	99	25%
5 to 9	354	368	339	357	569	215	61%
10 to 14	326	330	302	298	497	171	52%
15 to 17	222	197	191	185	313	91	41%
18 to 19	152	116	124	113	192	40	26%
20 to 24	341	277	327	315	530	189	55%
25 to 29	351	346	323	331	531	180	51%
30 to 34	391	332	286	344	551	160	41%
35 to 39	371	297	321	309	549	178	48%
40 to 44	346	327	312	273	566	220	64%
45 to 49	301	301	265	296	506	205	68%
50 to 54	220	235	231	233	359	139	63%
55 to 59	192	250	260	239	454	262	136%
60 to 61	87	115	119	118	222	135	155%
62 to 64	120	184	193	209	334	214	178%
65 to 69	154	235	276	282	432	278	181%
70 to 74	115	166	212	225	388	273	237%
75 to 79	100	105	154	193	341	241	241%
80 to 84	72	60	91	129	246	174	242%
85 and over	98	100	107	166	383	285	291%
Median Age	32.7	35.5	37.5	38.3	40.0	7.3	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,706	4,685	4,757	4,932	8,455	3,749	80%
Hispanic	3,051	3,191	3,328	3,532	6,152	3,101	102%
Non-Hispanic	1,655	1,494	1,429	1,400	2,303	648	39%
White	1,059	929	867	830	1,348	289	27%
Black	225	217	213	208	332	107	48%
American Indian	15	10	8	7	9	-6	-40%
Asian	201	201	206	216	379	178	89%
Hawaiian / Pacific Islander	13	10	9	9	13	0	0%
Other	28	21	18	18	31	3	11%
Two or More Races	114	106	108	112	191	77	68%

GROWTH TRENDS IN TOTAL POPULATION



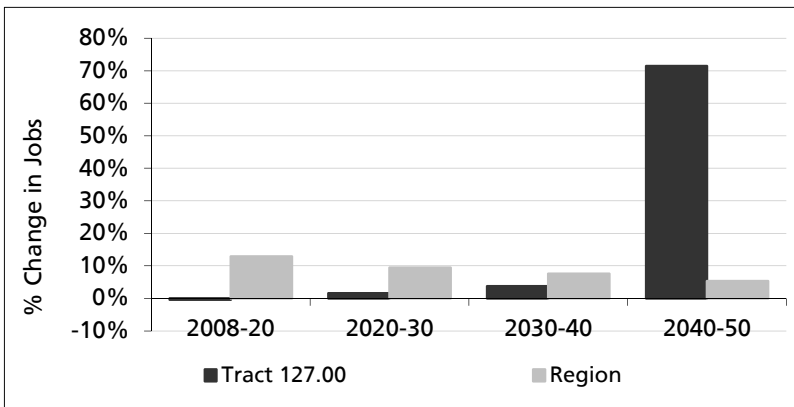
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,924	5,094	5,347	5,940	7,101	2,177	44%
Civilian Jobs	4,924	5,094	5,347	5,940	7,101	2,177	44%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	282	282	282	282	282	0	0%
Developed Acres	279	280	281	281	282	3	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	67	66	63	63	53	-14	-20%
Multiple Family	35	31	29	29	39	4	11%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	11	19	40	80	80	--
Industrial	1	1	0	0	0	0	-61%
Commercial/Services	93	90	91	72	31	-62	-66%
Office	11	9	6	6	6	-5	-48%
Schools	23	23	23	23	23	0	0%
Roads and Freeways	49	49	49	49	49	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	3	2	1	1	0	-3	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	1	0	-1	-100%
Mixed Use	2	1	0	0	0	-2	-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	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	38.5	39.6	41.1	49.2	70.7	32.2	84%
Residential Density⁴	18.9	18.5	18.4	17.0	23.7	4.8	25%

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).