

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 79.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,946	2,984	3,085	3,511	5,847	2,901	98%
Household Population	2,877	2,879	2,891	3,224	5,488	2,611	91%
Group Quarters Population	69	105	194	287	359	290	420%
Civilian	69	105	194	287	359	290	420%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,659	1,659	1,647	1,771	2,977	1,318	79%
Single Family	564	564	564	413	269	-295	-52%
Multiple Family	1,095	1,095	1,083	1,358	2,708	1,613	147%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,501	1,489	1,482	1,605	2,701	1,200	80%
Single Family	524	520	528	385	248	-276	-53%
Multiple Family	977	969	954	1,220	2,453	1,476	151%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.5%	10.2%	10.0%	9.4%	9.3%	-0.2	-2%
Single Family	7.1%	7.8%	6.4%	6.8%	7.8%	0.7	10%
Multiple Family	10.8%	11.5%	11.9%	10.2%	9.4%	-1.4	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.92	1.93	1.95	2.01	2.03	0.11	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	193	170	154	136	129	-64	-33%
\$15,000-\$29,999	273	242	219	196	212	-61	-22%
\$30,000-\$44,999	285	264	246	230	253	-32	-11%
\$45,000-\$59,999	269	248	245	241	294	25	9%
\$60,000-\$74,999	225	220	217	215	314	89	40%
\$75,000-\$99,999	116	150	149	170	389	273	235%
\$100,000-\$124,999	94	134	140	179	369	275	293%
\$125,000-\$149,999	19	38	71	116	295	276	1453%
\$150,000-\$199,999	17	17	35	83	273	256	1506%
\$200,000 or more	10	6	6	39	173	163	1630%
Total Households	1,501	1,489	1,482	1,605	2,701	1,200	80%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,974	\$49,143	\$52,469	\$59,969	\$84,544	\$39,570	88%

***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.

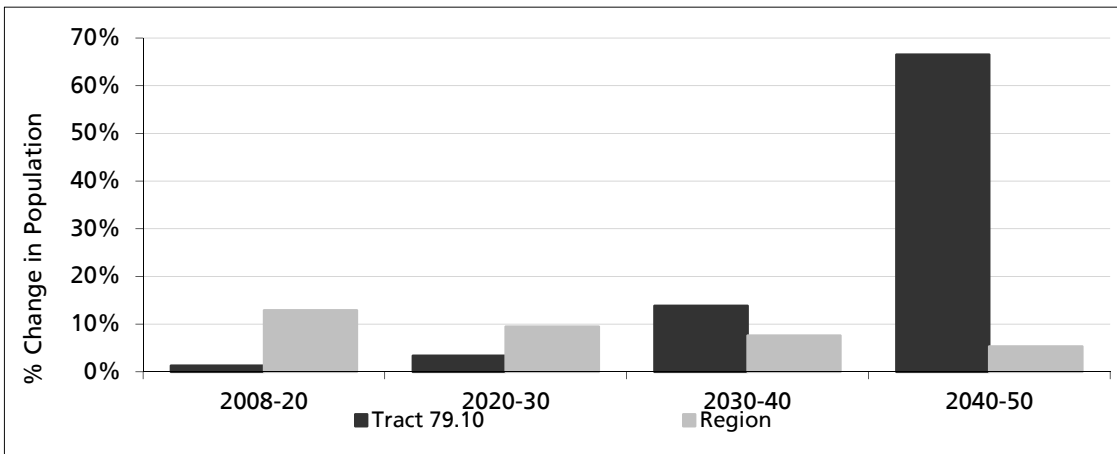
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,946	2,984	3,085	3,511	5,847	2,901	98%
Under 5	117	109	109	124	196	79	68%
5 to 9	99	97	100	116	174	75	76%
10 to 14	58	77	78	82	138	80	138%
15 to 17	34	31	36	25	58	24	71%
18 to 19	19	11	8	13	19	0	0%
20 to 24	52	46	57	73	110	58	112%
25 to 29	214	220	203	232	486	272	127%
30 to 34	692	851	833	973	1,555	863	125%
35 to 39	705	532	656	733	1,070	365	52%
40 to 44	275	232	243	259	541	266	97%
45 to 49	177	147	127	186	313	136	77%
50 to 54	127	122	95	127	209	82	65%
55 to 59	123	144	127	106	246	123	100%
60 to 61	31	40	45	27	72	41	132%
62 to 64	23	50	43	45	71	48	209%
65 to 69	42	104	80	92	122	80	190%
70 to 74	45	65	89	76	95	50	111%
75 to 79	41	37	61	70	81	40	98%
80 to 84	38	28	51	82	109	71	187%
85 and over	34	41	44	70	182	148	435%
Median Age	36.3	35.5	35.9	35.8	35.9	-0.4	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,946	2,984	3,085	3,511	5,847	2,901	98%
Hispanic	362	365	395	471	782	420	116%
Non-Hispanic	2,584	2,619	2,690	3,040	5,065	2,481	96%
White	2,397	2,385	2,429	2,714	4,456	2,059	86%
Black	33	42	42	53	80	47	142%
American Indian	14	7	15	16	27	13	93%
Asian	89	107	121	155	289	200	225%
Hawaiian / Pacific Islander	4	8	10	11	24	20	500%
Other	3	5	4	7	7	4	133%
Two or More Races	44	65	69	84	182	138	314%

GROWTH TRENDS IN TOTAL POPULATION



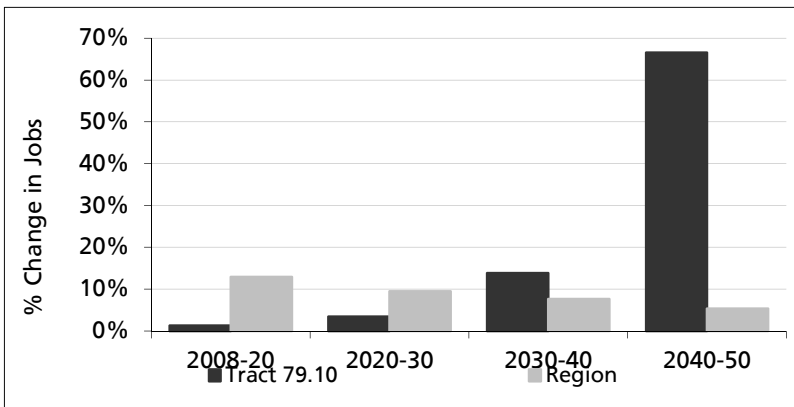
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,700	2,700	2,766	2,997	3,114	414	15%
Civilian Jobs	2,700	2,700	2,766	2,997	3,114	414	15%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	168	168	168	168	168	0	0%
Developed Acres	168	168	168	168	168	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	37	37	37	28	20	-18	-47%
Multiple Family	23	23	23	31	37	14	62%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	3	13	35	35	--
Industrial	5	5	4	2	0	-5	-95%
Commercial/Services	31	31	30	23	4	-27	-86%
Office	0	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	62	62	62	62	62	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	9	0	0%
Vacant Developable Acres	1	1	1	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	-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	75.3	75.3	79.2	95.9	139.9	64.6	86%
Residential Density⁴	27.4	27.4	26.8	26.9	39.8	12.4	45%

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).