

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 100.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,832	6,176	7,415	8,453	8,596	2,764	47%
Household Population	5,815	6,147	7,368	8,379	8,507	2,692	46%
Group Quarters Population	17	29	47	74	89	72	424%
Civilian	17	29	47	74	89	72	424%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,691	1,767	2,063	2,339	2,358	667	39%
Single Family	564	564	564	574	581	17	3%
Multiple Family	731	902	1,499	1,765	1,777	1,046	143%
Mobile Homes	396	301	0	0	0	-396	-100%
Occupied Housing Units	1,602	1,682	1,996	2,268	2,288	686	43%
Single Family	545	533	537	548	555	10	2%
Multiple Family	685	864	1,459	1,720	1,733	1,048	153%
Mobile Homes	372	285	0	0	0	-372	-100%
Vacancy Rate	5.3%	4.8%	3.2%	3.0%	3.0%	-2.3	-43%
Single Family	3.4%	5.5%	4.8%	4.5%	4.5%	1.1	32%
Multiple Family	6.3%	4.2%	2.7%	2.5%	2.5%	-3.8	-60%
Mobile Homes	6.1%	5.3%	0.0%	0.0%	0.0%	-6.1	-100%
Persons per Household	3.63	3.65	3.69	3.69	3.72	0.09	2%

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	251	204	165	143	130	-121	-48%
\$15,000-\$29,999	297	240	197	173	155	-142	-48%
\$30,000-\$44,999	302	297	272	254	242	-60	-20%
\$45,000-\$59,999	260	269	267	264	261	1	0%
\$60,000-\$74,999	213	228	266	284	285	72	34%
\$75,000-\$99,999	185	239	341	407	413	228	123%
\$100,000-\$124,999	64	126	247	327	335	271	423%
\$125,000-\$149,999	26	56	130	203	223	197	758%
\$150,000-\$199,999	4	15	80	149	176	172	4300%
\$200,000 or more	0	8	31	64	68	68	0%
Total Households	1,602	1,682	1,996	2,268	2,288	686	43%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,566	\$50,576	\$65,470	\$75,983	\$79,298	\$36,732	86%

***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.

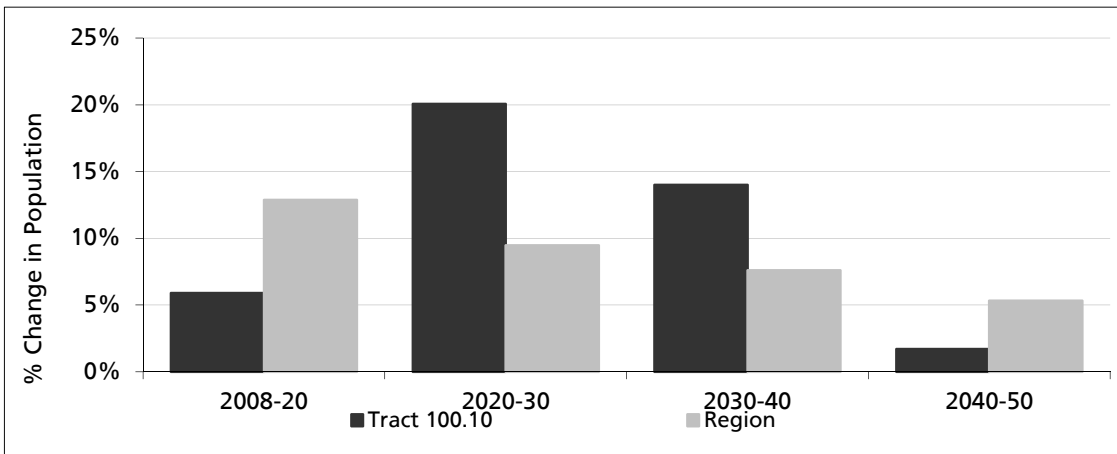
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,832	6,176	7,415	8,453	8,596	2,764	47%
Under 5	584	577	643	725	686	102	17%
5 to 9	372	435	473	532	513	141	38%
10 to 14	394	446	463	504	510	116	29%
15 to 17	331	322	368	392	402	71	21%
18 to 19	260	216	286	287	300	40	15%
20 to 24	555	475	677	712	707	152	27%
25 to 29	481	463	512	604	575	94	20%
30 to 34	327	287	284	385	373	46	14%
35 to 39	305	263	317	355	398	93	30%
40 to 44	331	315	346	332	430	99	30%
45 to 49	360	367	385	454	463	103	29%
50 to 54	324	382	471	525	469	145	45%
55 to 59	341	453	555	584	630	289	85%
60 to 61	120	177	227	264	272	152	127%
62 to 64	142	223	289	354	336	194	137%
65 to 69	223	332	435	482	432	209	94%
70 to 74	153	205	324	400	422	269	176%
75 to 79	78	79	134	199	222	144	185%
80 to 84	83	75	124	192	219	136	164%
85 and over	68	84	102	171	237	169	249%
Median Age	29.4	32.7	35.0	36.2	37.9	8.5	29%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,832	6,176	7,415	8,453	8,596	2,764	47%
Hispanic	3,883	4,309	5,348	6,351	6,706	2,823	73%
Non-Hispanic	1,949	1,867	2,067	2,102	1,890	-59	-3%
White	659	533	515	422	259	-400	-61%
Black	109	117	132	135	124	15	14%
American Indian	8	4	3	2	0	-8	-100%
Asian	995	1,036	1,217	1,331	1,304	309	31%
Hawaiian / Pacific Islander	31	24	20	14	10	-21	-68%
Other	6	3	0	0	0	-6	-100%
Two or More Races	141	150	180	198	193	52	37%

GROWTH TRENDS IN TOTAL POPULATION



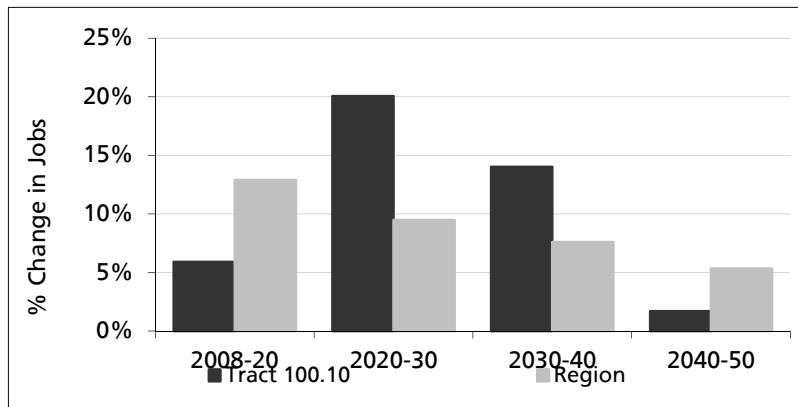
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	370	381	390	390	390	20	5%
Civilian Jobs	370	381	390	390	390	20	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	292	292	292	292	292	0	0%
Developed Acres	291	292	292	292	292	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	61	61	61	61	61	0	0%
Multiple Family	45	57	101	101	101	56	124%
Mobile Homes	56	43	0	0	0	-56	-100%
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	9	10	10	10	10	0	3%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	46	46	46	46	46	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	63	63	63	63	63	0	0%
Vacant Developable Acres	0	0	0	0	0	0	-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	0	0	0	0	0	0	-100%
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	18.0	18.2	18.7	18.7	18.7	0.7	4%
Residential Density⁴	10.5	10.9	12.8	14.5	14.6	4.1	39%

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).