

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 93.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,773	5,777	5,864	6,309	6,580	807	14%
Household Population	5,747	5,732	5,799	6,223	6,478	731	13%
Group Quarters Population	26	45	65	86	102	76	292%
Civilian	26	45	65	86	102	76	292%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,498	2,498	2,498	2,629	2,703	205	8%
Single Family	1,257	1,257	1,257	1,333	1,378	121	10%
Multiple Family	1,241	1,241	1,241	1,296	1,325	84	7%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,400	2,403	2,412	2,544	2,618	218	9%
Single Family	1,224	1,219	1,221	1,296	1,342	118	10%
Multiple Family	1,176	1,184	1,191	1,248	1,276	100	9%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.9%	3.8%	3.4%	3.2%	3.1%	-0.8	-21%
Single Family	2.6%	3.0%	2.9%	2.8%	2.6%	0.0	0%
Multiple Family	5.2%	4.6%	4.0%	3.7%	3.7%	-1.5	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.39	2.39	2.40	2.45	2.47	0.08	3%

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	127	102	65	46	53	-74	-58%
\$15,000-\$29,999	253	216	156	128	125	-128	-51%
\$30,000-\$44,999	424	396	318	280	268	-156	-37%
\$45,000-\$59,999	366	372	343	309	292	-74	-20%
\$60,000-\$74,999	384	404	413	412	406	22	6%
\$75,000-\$99,999	402	437	519	585	596	194	48%
\$100,000-\$124,999	249	269	337	415	443	194	78%
\$125,000-\$149,999	86	94	121	168	192	106	123%
\$150,000-\$199,999	83	89	109	150	176	93	112%
\$200,000 or more	26	24	31	51	67	41	158%
Total Households	2,400	2,403	2,412	2,544	2,618	218	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$61,172	\$64,288	\$71,768	\$79,145	\$81,921	\$20,749	34%

***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.

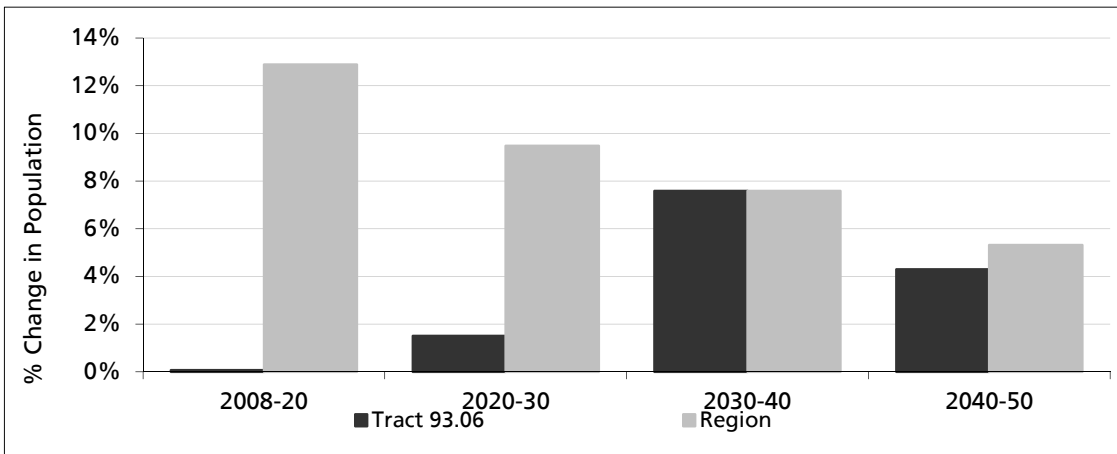
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,773	5,777	5,864	6,309	6,580	807	14%
Under 5	464	442	400	430	404	-60	-13%
5 to 9	402	383	402	395	385	-17	-4%
10 to 14	259	260	225	290	285	26	10%
15 to 17	123	168	145	142	141	18	15%
18 to 19	121	99	81	90	122	1	1%
20 to 24	157	194	190	204	191	34	22%
25 to 29	343	405	415	393	417	74	22%
30 to 34	648	626	577	603	608	-40	-6%
35 to 39	666	514	568	627	619	-47	-7%
40 to 44	513	422	410	399	444	-69	-13%
45 to 49	412	371	304	369	414	2	0%
50 to 54	396	324	305	312	317	-79	-20%
55 to 59	308	334	311	276	324	16	5%
60 to 61	134	152	156	166	186	52	39%
62 to 64	132	198	197	199	168	36	27%
65 to 69	142	259	276	241	271	129	91%
70 to 74	179	270	328	339	372	193	108%
75 to 79	168	157	294	383	342	174	104%
80 to 84	109	87	169	229	253	144	132%
85 and over	97	112	111	222	317	220	227%
Median Age	37.8	38.0	39.4	39.8	41.3	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,773	5,777	5,864	6,309	6,580	807	14%
Hispanic	780	971	1,139	1,403	1,634	854	109%
Non-Hispanic	4,993	4,806	4,725	4,906	4,946	-47	-1%
White	3,467	3,136	2,935	2,897	2,750	-717	-21%
Black	327	311	361	410	462	135	41%
American Indian	12	32	26	17	28	16	133%
Asian	864	985	1,032	1,173	1,261	397	46%
Hawaiian / Pacific Islander	55	53	41	45	55	0	0%
Other	17	25	35	16	15	-2	-12%
Two or More Races	251	264	295	348	375	124	49%

GROWTH TRENDS IN TOTAL POPULATION



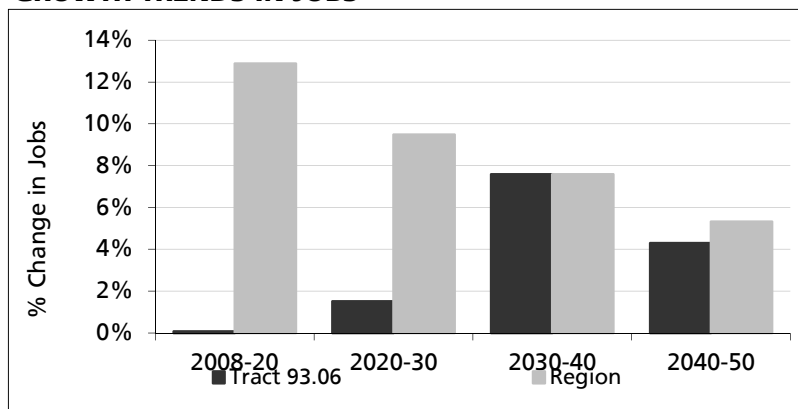
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	6,879	6,996	7,122	7,122	7,153	274	4%
Civilian Jobs	6,879	6,996	7,122	7,122	7,153	274	4%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	743	743	743	743	743	0	0%
Developed Acres	741	742	743	743	743	2	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	185	185	185	185	185	0	0%
Multiple Family	54	54	54	54	54	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	0	0	0	0%
Industrial	46	47	47	47	47	1	1%
Commercial/Services	88	88	89	89	89	2	2%
Office	27	27	27	27	27	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	156	156	156	156	156	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	175	175	175	175	175	0	0%
Vacant Developable Acres	2	1	1	1	0	-2	-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	1	0	0	0	0	-1	-100%
Commercial/Services	2	1	1	1	0	-2	-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	40.3	40.7	41.3	41.3	41.3	1.0	3%
Residential Density⁴	10.4	10.4	10.4	11.0	11.3	0.9	8%

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).