

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,698	6,013	6,200	6,218	6,229	531	9%
Household Population	5,698	6,013	6,200	6,218	6,229	531	9%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,537	2,559	2,598	2,616	2,616	79	3%
Single Family	2,529	2,551	2,590	2,604	2,604	75	3%
Multiple Family	8	8	8	12	12	4	50%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,348	2,437	2,486	2,505	2,512	164	7%
Single Family	2,340	2,437	2,486	2,505	2,512	172	7%
Multiple Family	8	0	0	0	0	-8	-100%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.4%	4.8%	4.3%	4.2%	4.0%	-3.4	-46%
Single Family	7.5%	4.5%	4.0%	3.8%	3.5%	-4.0	-53%
Multiple Family	0.0%	100.0%	100.0%	100.0%	100.0%	100.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.43	2.47	2.49	2.48	2.48	0.05	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	168	152	136	123	111	-57	-34%
\$15,000-\$29,999	164	158	151	140	128	-36	-22%
\$30,000-\$44,999	179	179	175	168	165	-14	-8%
\$45,000-\$59,999	219	221	225	220	217	-2	-1%
\$60,000-\$74,999	151	160	174	189	187	36	24%
\$75,000-\$99,999	303	313	316	317	317	14	5%
\$100,000-\$124,999	218	234	242	242	242	24	11%
\$125,000-\$149,999	204	242	256	257	258	54	26%
\$150,000-\$199,999	312	334	352	356	359	47	15%
\$200,000 or more	430	444	459	493	528	98	23%
Total Households	2,348	2,437	2,486	2,505	2,512	164	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$99,175	\$103,793	\$106,818	\$109,866	\$113,533	\$14,358	14%

***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.

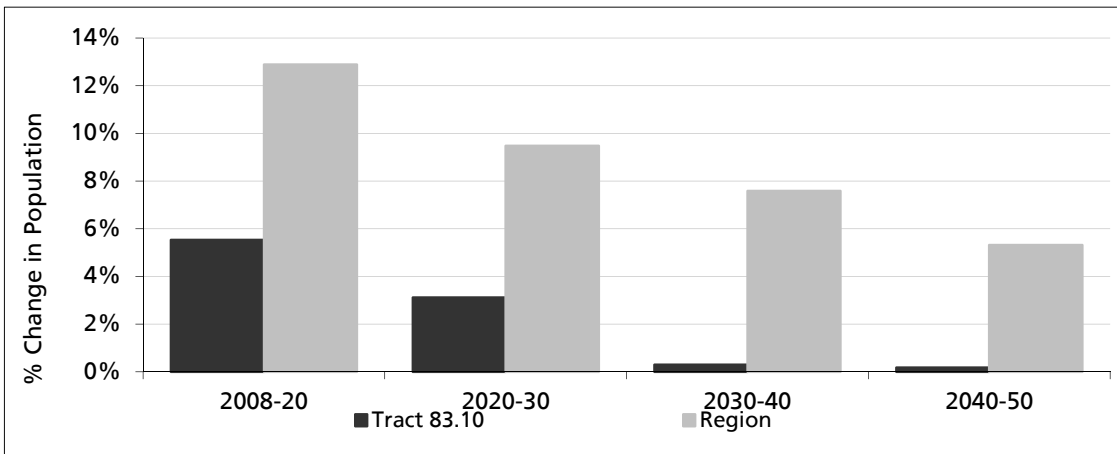
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,698	6,013	6,200	6,218	6,229	531	9%
Under 5	116	99	93	91	93	-23	-20%
5 to 9	148	131	126	120	115	-33	-22%
10 to 14	282	260	236	235	234	-48	-17%
15 to 17	197	178	161	167	172	-25	-13%
18 to 19	138	113	91	96	102	-36	-26%
20 to 24	303	273	279	256	273	-30	-10%
25 to 29	180	192	183	163	172	-8	-4%
30 to 34	174	151	127	116	101	-73	-42%
35 to 39	228	146	159	144	127	-101	-44%
40 to 44	309	230	237	214	219	-90	-29%
45 to 49	411	298	237	274	283	-128	-31%
50 to 54	458	379	318	341	329	-129	-28%
55 to 59	427	465	366	302	363	-64	-15%
60 to 61	204	234	187	149	195	-9	-4%
62 to 64	327	490	408	366	391	64	20%
65 to 69	453	752	778	642	565	112	25%
70 to 74	339	575	699	599	541	202	60%
75 to 79	365	438	678	748	646	281	77%
80 to 84	331	298	496	637	584	253	76%
85 and over	308	311	341	558	724	416	135%
Median Age	54.0	60.8	64.2	65.6	64.6	10.6	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,698	6,013	6,200	6,218	6,229	531	9%
Hispanic	530	617	662	687	706	176	33%
Non-Hispanic	5,168	5,396	5,538	5,531	5,523	355	7%
White	4,613	4,731	4,780	4,705	4,630	17	0%
Black	26	31	35	35	36	10	38%
American Indian	9	10	10	10	10	1	11%
Asian	398	498	579	640	705	307	77%
Hawaiian / Pacific Islander	6	8	10	13	13	7	117%
Other	21	16	14	13	12	-9	-43%
Two or More Races	95	102	110	115	117	22	23%

GROWTH TRENDS IN TOTAL POPULATION



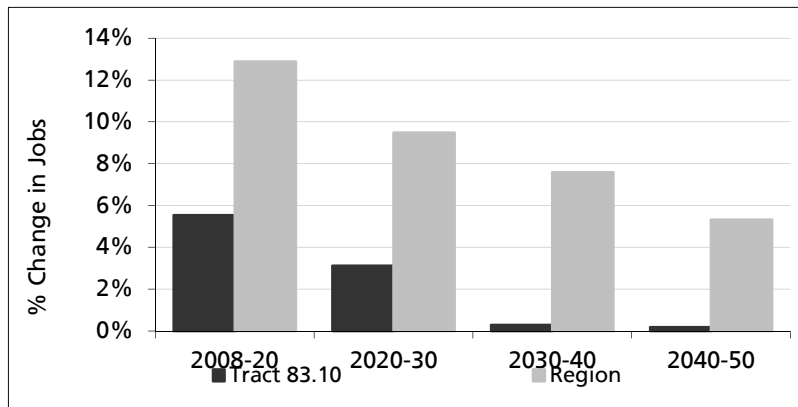
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	607	607	607	633	633	26	4%
Civilian Jobs	607	607	607	633	633	26	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	1,291	1,291	1,291	1,291	1,291	0	0%
Developed Acres	1,275	1,278	1,288	1,290	1,290	15	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	703	706	716	718	718	15	2%
Multiple Family	2	2	2	2	2	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	--
Industrial	1	1	1	1	1	0	0%
Commercial/Services	7	7	7	7	7	0	-7%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	226	226	226	226	226	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	327	327	327	327	327	0	0%
Vacant Developable Acres	16	13	3	1	1	-15	-95%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	12	3	0	0	-15	-99%
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	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	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	34.6	34.6	34.6	36.5	36.5	2.0	6%
Residential Density⁴	3.6	3.6	3.6	3.6	3.6	0.0	1%

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).