

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 14.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,063	3,138	3,199	3,444	5,088	2,025	66%
Household Population	3,021	3,084	3,129	3,357	4,983	1,962	65%
Group Quarters Population	42	54	70	87	105	63	150%
Civilian	42	54	70	87	105	63	150%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,640	1,642	1,642	1,749	2,569	929	57%
Single Family	1,046	1,048	1,048	994	843	-203	-19%
Multiple Family	594	594	594	755	1,726	1,132	191%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,487	1,484	1,497	1,600	2,379	892	60%
Single Family	946	977	989	940	796	-150	-16%
Multiple Family	541	507	508	660	1,583	1,042	193%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.3%	9.6%	8.8%	8.5%	7.4%	-1.9	-20%
Single Family	9.6%	6.8%	5.6%	5.4%	5.6%	-4.0	-42%
Multiple Family	8.9%	14.6%	14.5%	12.6%	8.3%	-0.6	-7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.03	2.08	2.09	2.10	2.09	0.06	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	149	120	109	101	106	-43	-29%
\$15,000-\$29,999	359	337	323	315	332	-27	-8%
\$30,000-\$44,999	270	266	266	266	321	51	19%
\$45,000-\$59,999	258	252	252	269	378	120	47%
\$60,000-\$74,999	172	211	239	268	424	252	147%
\$75,000-\$99,999	127	169	173	206	378	251	198%
\$100,000-\$124,999	41	55	61	79	196	155	378%
\$125,000-\$149,999	51	50	50	59	117	66	129%
\$150,000-\$199,999	8	8	8	23	107	99	1238%
\$200,000 or more	52	16	16	14	20	-32	-62%
Total Households	1,487	1,484	1,497	1,600	2,379	892	60%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,083	\$46,131	\$48,006	\$51,580	\$61,857	\$18,774	44%

***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.

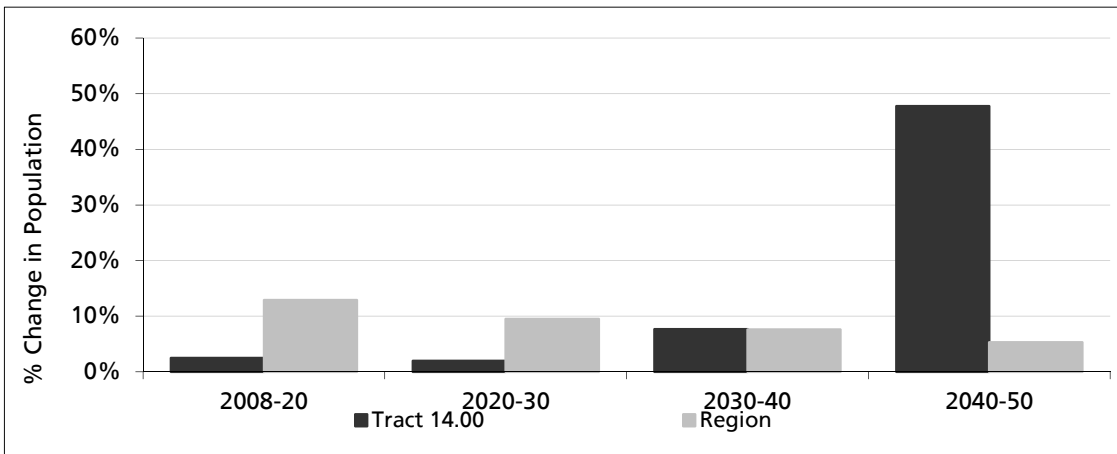
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,063	3,138	3,199	3,444	5,088	2,025	66%
Under 5	200	190	193	196	278	78	39%
5 to 9	172	191	188	202	291	119	69%
10 to 14	137	153	146	156	235	98	72%
15 to 17	66	66	71	78	116	50	76%
18 to 19	51	46	51	51	80	29	57%
20 to 24	108	104	126	129	196	88	81%
25 to 29	193	220	208	228	337	144	75%
30 to 34	321	319	292	331	472	151	47%
35 to 39	358	298	336	360	502	144	40%
40 to 44	347	326	336	333	555	208	60%
45 to 49	313	257	217	277	414	101	32%
50 to 54	238	216	188	207	279	41	17%
55 to 59	204	240	209	186	322	118	58%
60 to 61	62	83	79	79	133	71	115%
62 to 64	53	92	99	110	161	108	204%
65 to 69	75	134	170	176	236	161	215%
70 to 74	53	85	115	122	178	125	236%
75 to 79	52	64	99	116	151	99	190%
80 to 84	34	24	41	50	56	22	65%
85 and over	26	30	35	57	96	70	269%
Median Age	39.0	39.7	39.8	39.9	40.3	1.3	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,063	3,138	3,199	3,444	5,088	2,025	66%
Hispanic	972	1,196	1,319	1,565	2,518	1,546	159%
Non-Hispanic	2,091	1,942	1,880	1,879	2,570	479	23%
White	1,577	1,429	1,359	1,321	1,751	174	11%
Black	212	204	195	188	253	41	19%
American Indian	8	8	8	8	10	2	25%
Asian	141	151	159	183	291	150	106%
Hawaiian / Pacific Islander	9	9	9	11	15	6	67%
Other	0	0	0	0	0	0	0%
Two or More Races	144	141	150	168	250	106	74%

GROWTH TRENDS IN TOTAL POPULATION



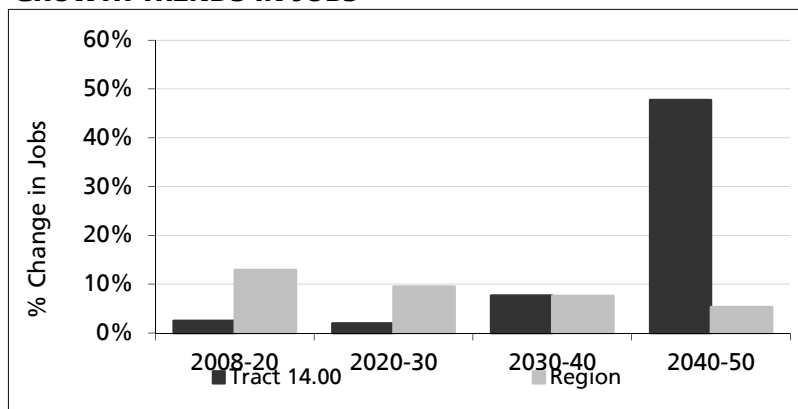
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	981	981	983	1,275	1,365	384	39%
Civilian Jobs	981	981	983	1,275	1,365	384	39%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	187	187	187	187	187	0	0%
Developed Acres	186	187	187	187	187	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	83	83	83	80	67	-16	-19%
Multiple Family	13	13	13	13	25	12	90%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	12	20	20	--
Industrial	2	2	2	1	0	-2	-93%
Commercial/Services	14	14	13	6	1	-13	-95%
Office	1	1	1	1	0	-1	-100%
Schools	4	4	4	4	3	0	-12%
Roads and Freeways	70	70	70	70	70	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	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	-100%
Multiple Family	0	0	0	0	0	0	-100%
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	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	48.5	48.5	48.7	73.9	94.2	45.8	94%
Residential Density⁴	17.1	17.1	17.1	17.7	25.2	8.1	48%

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).