

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 145.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,572	4,433	4,552	4,688	4,666	1,094	31%
Household Population	3,485	4,340	4,449	4,571	4,533	1,048	30%
Group Quarters Population	87	93	103	117	133	46	53%
Civilian	87	93	103	117	133	46	53%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,425	1,769	1,769	1,769	1,772	347	24%
Single Family	989	1,024	1,024	1,024	1,022	33	3%
Multiple Family	436	745	745	745	750	314	72%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,361	1,707	1,720	1,720	1,722	361	27%
Single Family	946	1,000	1,004	1,004	1,003	57	6%
Multiple Family	415	707	716	716	719	304	73%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.5%	3.5%	2.8%	2.8%	2.8%	-1.7	-38%
Single Family	4.3%	2.3%	2.0%	2.0%	1.9%	-2.4	-56%
Multiple Family	4.8%	5.1%	3.9%	3.9%	4.1%	-0.7	-15%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.54	2.59	2.66	2.63	0.07	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	209	174	143	132	122	-87	-42%
\$15,000-\$29,999	241	219	197	188	175	-66	-27%
\$30,000-\$44,999	266	255	243	238	230	-36	-14%
\$45,000-\$59,999	179	206	206	206	203	24	13%
\$60,000-\$74,999	235	259	259	258	256	21	9%
\$75,000-\$99,999	96	231	236	236	236	140	146%
\$100,000-\$124,999	84	197	205	207	209	125	149%
\$125,000-\$149,999	10	78	129	146	156	146	1460%
\$150,000-\$199,999	36	62	76	83	109	73	203%
\$200,000 or more	5	26	26	26	26	21	420%
Total Households	1,361	1,707	1,720	1,720	1,722	361	27%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,998	\$59,964	\$64,112	\$65,581	\$67,676	\$24,678	57%

***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.

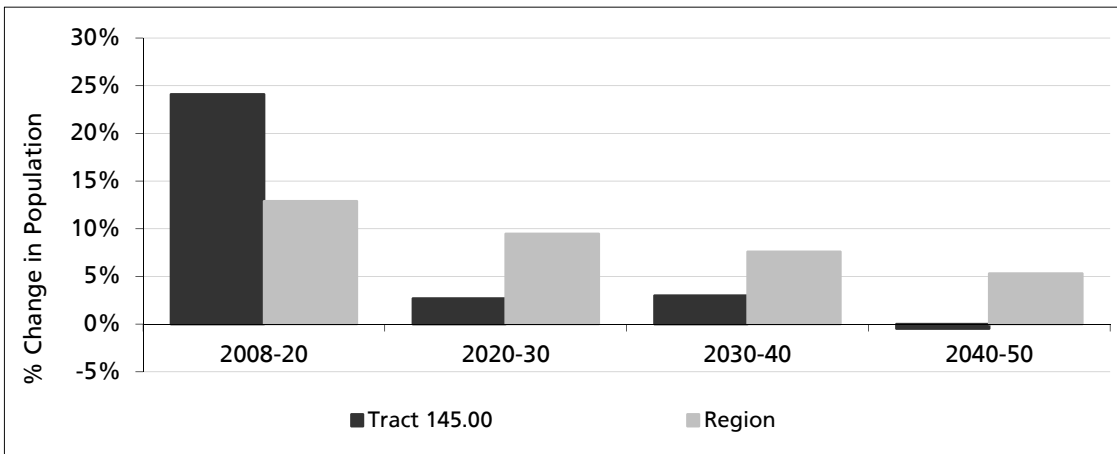
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,572	4,433	4,552	4,688	4,666	1,094	31%
Under 5	316	349	320	293	267	-49	-16%
5 to 9	302	384	375	338	350	48	16%
10 to 14	248	344	347	370	373	125	50%
15 to 17	164	191	195	195	203	39	24%
18 to 19	107	124	140	156	159	52	49%
20 to 24	247	294	357	341	328	81	33%
25 to 29	209	307	287	276	277	68	33%
30 to 34	301	365	311	318	311	10	3%
35 to 39	346	332	375	363	377	31	9%
40 to 44	274	280	282	250	287	13	5%
45 to 49	282	311	260	297	305	23	8%
50 to 54	204	210	158	184	165	-39	-19%
55 to 59	126	194	166	158	192	66	52%
60 to 61	43	77	65	69	92	49	114%
62 to 64	15	34	45	52	57	42	280%
65 to 69	40	94	113	105	83	43	108%
70 to 74	99	213	282	263	239	140	141%
75 to 79	98	138	211	244	203	105	107%
80 to 84	58	71	118	163	125	67	116%
85 and over	93	121	145	253	273	180	194%
Median Age	33.2	33.1	34.1	35.8	35.9	2.7	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,572	4,433	4,552	4,688	4,666	1,094	31%
Hispanic	884	1,258	1,409	1,547	1,630	746	84%
Non-Hispanic	2,688	3,175	3,143	3,141	3,036	348	13%
White	1,971	2,166	2,014	1,907	1,713	-258	-13%
Black	297	443	517	572	617	320	108%
American Indian	19	20	15	14	20	1	5%
Asian	287	408	451	493	532	245	85%
Hawaiian / Pacific Islander	1	1	0	4	4	3	300%
Other	3	4	4	7	9	6	200%
Two or More Races	110	133	142	144	141	31	28%

GROWTH TRENDS IN TOTAL POPULATION



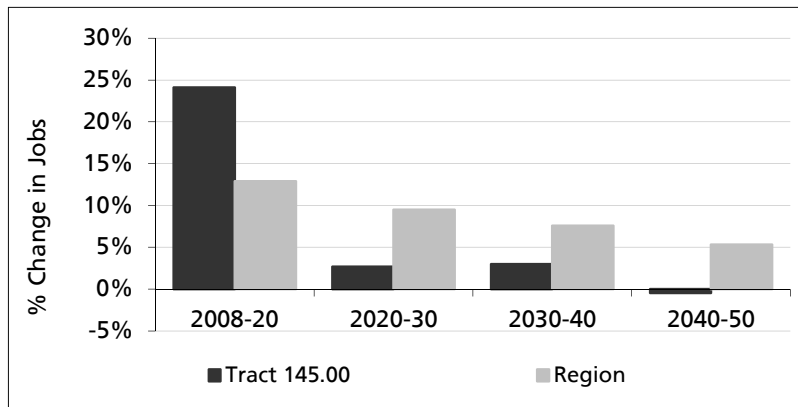
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	478	726	729	729	729	251	53%
Civilian Jobs	478	726	729	729	729	251	53%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	288	288	288	288	288	0	0%
Developed Acres	280	287	288	288	288	8	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	149	153	153	153	153	3	2%
Multiple Family	17	15	15	15	16	-1	-7%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	9	9	9	9	9	--
Industrial	0	3	3	3	3	3	3032%
Commercial/Services	9	3	3	3	3	-7	-71%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	76	76	76	76	76	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	18	18	18	18	18	0	0%
Vacant Developable Acres	8	0	0	0	0	-8	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	3	0	0	0	0	-3	-100%
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	25.4	37.0	36.6	36.6	36.6	11.2	44%
Residential Density⁴	8.5	10.2	10.2	10.2	10.2	1.7	20%

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).