

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 53.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,783	8,377	14,936	15,959	16,082	9,299	137%
Household Population	4,894	6,447	12,897	13,785	13,818	8,924	182%
Group Quarters Population	1,889	1,930	2,039	2,174	2,264	375	20%
Civilian	1,889	1,930	2,039	2,174	2,264	375	20%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,410	4,463	8,441	8,851	8,781	5,371	158%
Single Family	11	11	10	10	10	-1	-9%
Multiple Family	3,399	4,452	8,431	8,841	8,771	5,372	158%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	3,233	4,143	7,940	8,366	8,270	5,037	156%
Single Family	11	10	10	10	10	-1	-9%
Multiple Family	3,222	4,133	7,930	8,356	8,260	5,038	156%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.2%	7.2%	5.9%	5.5%	5.8%	0.6	12%
Single Family	0.0%	9.1%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	5.2%	7.2%	5.9%	5.5%	5.8%	0.6	12%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.51	1.56	1.62	1.65	1.67	0.16	11%

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	859	992	1,339	1,357	1,212	353	41%
\$15,000-\$29,999	698	845	1,336	1,362	1,282	584	84%
\$30,000-\$44,999	533	678	1,153	1,195	1,161	628	118%
\$45,000-\$59,999	269	372	849	887	875	606	225%
\$60,000-\$74,999	252	297	666	715	713	461	183%
\$75,000-\$99,999	303	434	948	1,006	1,022	719	237%
\$100,000-\$124,999	98	187	515	566	583	485	495%
\$125,000-\$149,999	49	91	305	349	386	337	688%
\$150,000-\$199,999	32	92	364	409	465	433	1353%
\$200,000 or more	140	155	465	520	571	431	308%
Total Households	3,233	4,143	7,940	8,366	8,270	5,037	156%
Median Household Income							
Adjusted for inflation (\$1999)	\$31,674	\$35,188	\$47,509	\$49,549	\$53,229	\$21,555	68%

***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.

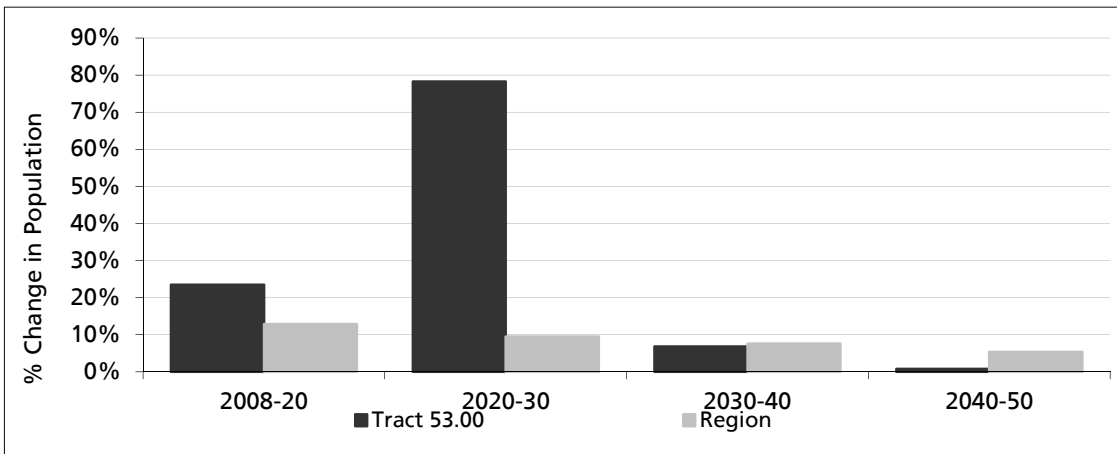
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,783	8,377	14,936	15,959	16,082	9,299	137%
Under 5	142	156	261	246	223	81	57%
5 to 9	116	132	219	215	204	88	76%
10 to 14	90	106	169	172	171	81	90%
15 to 17	41	42	65	64	63	22	54%
18 to 19	41	36	57	56	59	18	44%
20 to 24	95	105	186	173	170	75	79%
25 to 29	451	610	989	1,066	1,039	588	130%
30 to 34	803	883	1,363	1,647	1,568	765	95%
35 to 39	840	807	1,608	1,591	1,591	751	89%
40 to 44	780	827	1,452	1,376	1,552	772	99%
45 to 49	771	806	1,178	1,410	1,356	585	76%
50 to 54	617	685	1,083	1,132	1,087	470	76%
55 to 59	494	695	1,063	935	1,114	620	126%
60 to 61	166	258	404	359	405	239	144%
62 to 64	236	435	708	672	648	412	175%
65 to 69	270	545	1,097	1,022	889	619	229%
70 to 74	241	463	1,095	1,105	1,063	822	341%
75 to 79	212	287	802	983	883	671	317%
80 to 84	206	252	681	985	1,013	807	392%
85 and over	171	247	456	750	984	813	475%
Median Age	45.0	48.0	49.7	49.9	50.2	5.2	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,783	8,377	14,936	15,959	16,082	9,299	137%
Hispanic	2,063	3,062	5,916	6,975	7,623	5,560	270%
Non-Hispanic	4,720	5,315	9,020	8,984	8,459	3,739	79%
White	3,140	3,462	5,834	5,707	5,221	2,081	66%
Black	835	933	1,502	1,392	1,247	412	49%
American Indian	56	51	73	61	51	-5	-9%
Asian	459	613	1,148	1,317	1,425	966	210%
Hawaiian / Pacific Islander	22	29	52	56	56	34	155%
Other	51	41	62	64	67	16	31%
Two or More Races	157	186	349	387	392	235	150%

GROWTH TRENDS IN TOTAL POPULATION



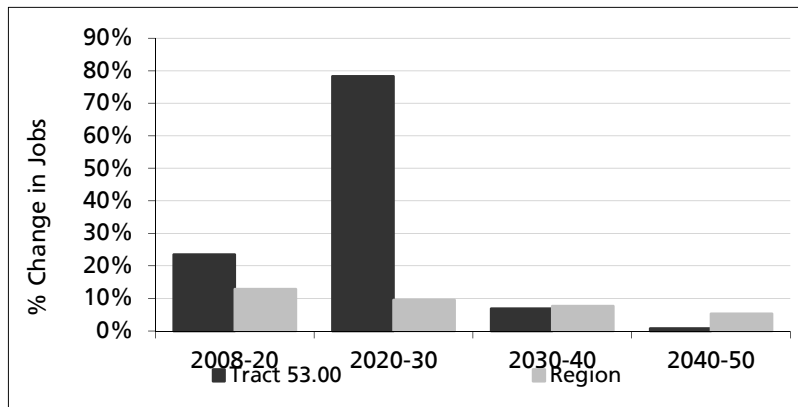
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	40,584	41,650	43,564	45,638	46,824	6,240	15%
Civilian Jobs	40,584	41,650	43,564	45,638	46,824	6,240	15%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	212	212	212	212	212	0	0%
Developed Acres	199	203	208	211	212	13	7%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	16	18	31	33	33	17	106%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	2	7	7	7	7	--
Industrial	9	9	6	6	5	-4	-50%
Commercial/Services	42	42	34	35	35	-7	-16%
Office	41	42	40	40	42	1	3%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	85	85	85	85	85	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
Vacant Developable Acres	13	9	4	1	0	-13	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	8	7	2	0	0	-8	-100%
Mixed Use	1	0	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	0	-1	-100%
Office	4	2	2	1	0	-4	-100%
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	443.5	446.5	523.5	544.9	552.0	108.5	24%
Residential Density⁴	180.2	206.7	228.9	225.2	225.4	45.2	25%

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).