

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.39



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,500	2,126	2,154	2,217	2,836	1,336	89%
Household Population	1,500	2,126	2,154	2,217	2,836	1,336	89%
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	818	1,140	1,140	1,149	1,449	631	77%
Single Family	44	44	44	44	44	0	0%
Multiple Family	774	1,096	1,096	1,105	1,405	631	82%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	805	1,052	1,061	1,070	1,365	560	70%
Single Family	43	41	41	41	41	-2	-5%
Multiple Family	762	1,011	1,020	1,029	1,324	562	74%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.6%	7.7%	6.9%	6.9%	5.8%	4.2	263%
Single Family	2.3%	6.8%	6.8%	6.8%	6.8%	4.5	196%
Multiple Family	1.6%	7.8%	6.9%	6.9%	5.8%	4.2	263%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.86	2.02	2.03	2.07	2.08	0.22	12%

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	152	138	113	104	99	-53	-35%
\$15,000-\$29,999	136	134	112	104	96	-40	-29%
\$30,000-\$44,999	133	136	122	119	116	-17	-13%
\$45,000-\$59,999	112	132	129	128	133	21	19%
\$60,000-\$74,999	87	104	104	104	117	30	34%
\$75,000-\$99,999	85	126	127	128	169	84	99%
\$100,000-\$124,999	43	103	115	118	163	120	279%
\$125,000-\$149,999	25	74	85	86	125	100	400%
\$150,000-\$199,999	20	72	98	110	188	168	840%
\$200,000 or more	12	33	56	69	159	147	1225%
Total Households	805	1,052	1,061	1,070	1,365	560	70%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,914	\$58,409	\$67,861	\$71,538	\$92,973	\$50,059	117%

***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.

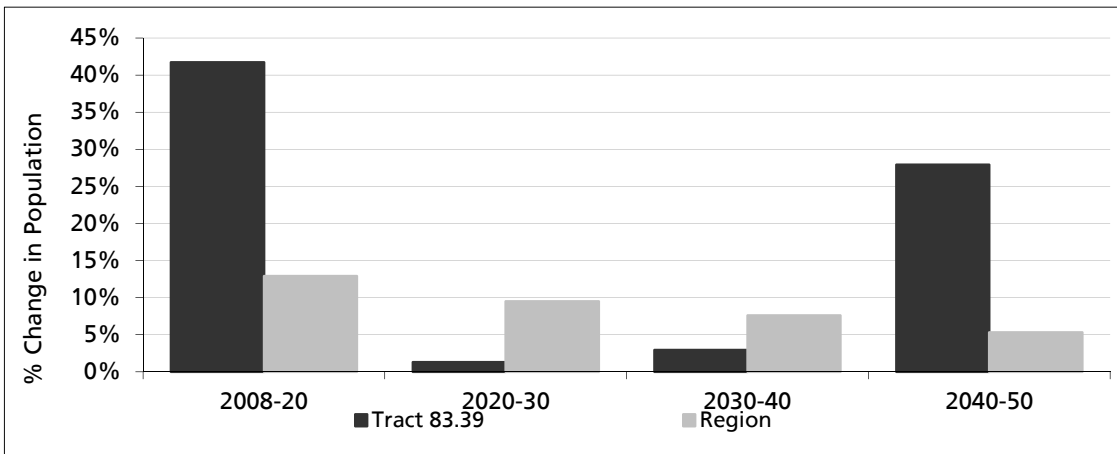
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,500	2,126	2,154	2,217	2,836	1,336	89%
Under 5	256	319	313	300	356	100	39%
5 to 9	161	217	214	206	263	102	63%
10 to 14	35	53	53	56	79	44	126%
15 to 17	25	36	30	34	43	18	72%
18 to 19	12	15	14	13	15	3	25%
20 to 24	46	65	71	67	88	42	91%
25 to 29	232	343	350	342	440	208	90%
30 to 34	346	490	468	498	609	263	76%
35 to 39	109	132	145	145	189	80	73%
40 to 44	32	39	44	45	64	32	100%
45 to 49	33	39	38	51	71	38	115%
50 to 54	45	59	49	56	70	25	56%
55 to 59	26	43	39	37	56	30	115%
60 to 61	15	25	24	23	34	19	127%
62 to 64	25	57	57	61	83	58	232%
65 to 69	44	106	123	117	144	100	227%
70 to 74	12	25	38	41	53	41	342%
75 to 79	9	11	19	22	31	22	244%
80 to 84	11	15	25	37	46	35	318%
85 and over	26	37	40	66	102	76	292%
Median Age	29.6	30.2	30.3	30.9	31.1	1.5	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,500	2,126	2,154	2,217	2,836	1,336	89%
Hispanic	157	253	273	299	403	246	157%
Non-Hispanic	1,343	1,873	1,881	1,918	2,433	1,090	81%
White	815	1,028	945	882	1,022	207	25%
Black	19	25	23	20	23	4	21%
American Indian	2	6	7	7	9	7	350%
Asian	431	680	741	812	1,102	671	156%
Hawaiian / Pacific Islander	2	9	14	18	26	24	1200%
Other	2	5	7	9	13	11	550%
Two or More Races	72	120	144	170	238	166	231%

GROWTH TRENDS IN TOTAL POPULATION



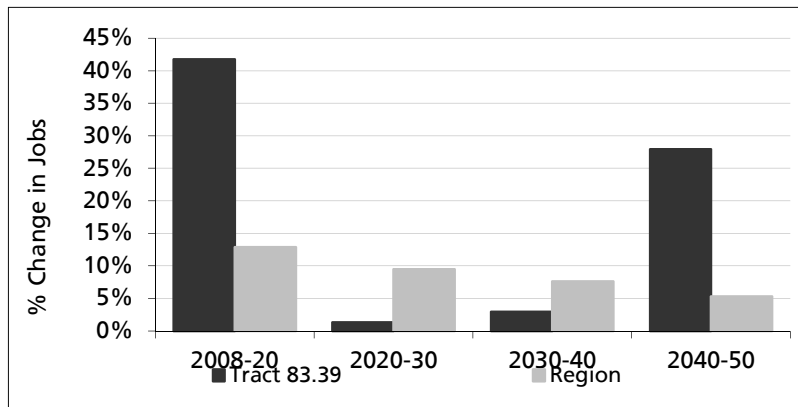
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	34,199	35,853	36,618	39,317	42,992	8,793	26%
Civilian Jobs	34,199	35,853	36,618	39,317	42,992	8,793	26%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,993	2,993	2,993	2,993	2,993	0	0%
Developed Acres	2,851	2,876	2,890	2,926	2,981	130	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	2	2	0	0%
Multiple Family	42	43	43	43	43	1	2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	3	--
Industrial	672	689	703	738	791	118	18%
Commercial/Services	26	26	26	26	26	0	0%
Office	239	243	243	244	247	8	3%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	560	560	560	560	560	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1,306	1,306	1,306	1,306	1,306	0	0%
Vacant Developable Acres	142	118	103	67	12	-130	-92%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	130	113	99	64	11	-118	-91%
Commercial/Services	0	0	0	0	0	0	0%
Office	8	5	4	3	1	-8	-93%
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	36.3	37.2	37.5	38.8	40.2	3.9	11%
Residential Density⁴	18.6	24.6	24.6	24.7	31.2	12.6	68%

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).