

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,789	5,797	5,835	5,890	5,935	146	3%
Household Population	1,944	1,937	1,952	1,987	2,021	77	4%
Group Quarters Population	3,845	3,860	3,883	3,903	3,914	69	2%
Civilian	3,845	3,860	3,883	3,903	3,914	69	2%
Military	0	0	0	0	0	0	0%
Total Housing Units	820	820	820	820	820	0	0%
Single Family	120	120	120	120	120	0	0%
Multiple Family	700	700	700	700	700	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	806	791	794	794	794	-12	-1%
Single Family	117	116	117	117	117	0	0%
Multiple Family	689	675	677	677	677	-12	-2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.7%	3.5%	3.2%	3.2%	3.2%	1.5	88%
Single Family	2.5%	3.3%	2.5%	2.5%	2.5%	0.0	0%
Multiple Family	1.6%	3.6%	3.3%	3.3%	3.3%	1.7	106%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.41	2.45	2.46	2.50	2.55	0.14	6%

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	117	102	85	78	73	-44	-38%
\$15,000-\$29,999	286	262	229	219	209	-77	-27%
\$30,000-\$44,999	233	222	208	204	200	-33	-14%
\$45,000-\$59,999	91	90	90	90	90	-1	-1%
\$60,000-\$74,999	22	21	21	21	21	-1	-5%
\$75,000-\$99,999	21	24	28	29	29	8	38%
\$100,000-\$124,999	16	21	25	28	30	14	88%
\$125,000-\$149,999	4	10	18	19	20	16	400%
\$150,000-\$199,999	8	19	40	46	51	43	538%
\$200,000 or more	8	20	50	60	71	63	788%
Total Households	806	791	794	794	794	-12	-1%
Median Household Income							
Adjusted for inflation (\$1999)	\$30,000	\$32,128	\$35,986	\$37,353	\$38,625	\$8,625	29%

***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.

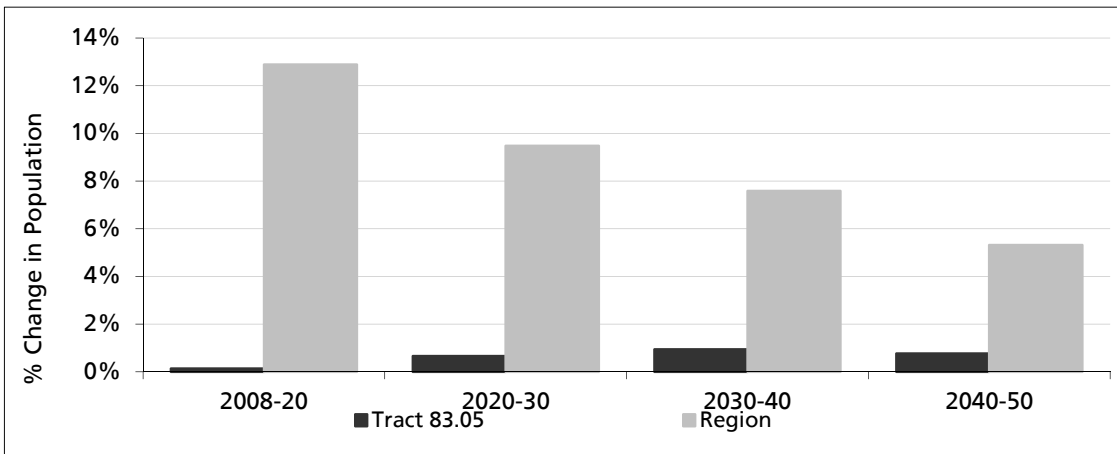
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,789	5,797	5,835	5,890	5,935	146	3%
Under 5	125	125	125	125	125	0	0%
5 to 9	55	55	55	56	56	1	2%
10 to 14	25	25	25	25	25	0	0%
15 to 17	34	34	34	34	34	0	0%
18 to 19	3,275	3,277	3,300	3,334	3,359	84	3%
20 to 24	1,167	1,169	1,173	1,178	1,185	18	2%
25 to 29	572	574	582	592	602	30	5%
30 to 34	274	274	274	275	275	1	0%
35 to 39	103	105	107	109	111	8	8%
40 to 44	35	35	35	35	35	0	0%
45 to 49	25	25	25	25	25	0	0%
50 to 54	20	20	20	20	20	0	0%
55 to 59	19	19	20	22	22	3	16%
60 to 61	0	0	0	0	0	0	0%
62 to 64	11	11	11	11	12	1	9%
65 to 69	18	18	18	18	18	0	0%
70 to 74	11	11	11	11	11	0	0%
75 to 79	9	9	9	9	9	0	0%
80 to 84	8	8	8	8	8	0	0%
85 and over	3	3	3	3	3	0	0%
Median Age	19.6	19.6	19.6	19.6	19.6	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,789	5,797	5,835	5,890	5,935	146	3%
Hispanic	488	488	489	492	495	7	1%
Non-Hispanic	5,301	5,309	5,346	5,398	5,440	139	3%
White	2,960	2,962	2,979	3,003	3,022	62	2%
Black	86	86	86	86	86	0	0%
American Indian	15	15	15	15	15	0	0%
Asian	1,961	1,967	1,981	2,001	2,018	57	3%
Hawaiian / Pacific Islander	9	9	9	9	9	0	0%
Other	27	27	27	27	27	0	0%
Two or More Races	243	243	249	257	263	20	8%

GROWTH TRENDS IN TOTAL POPULATION



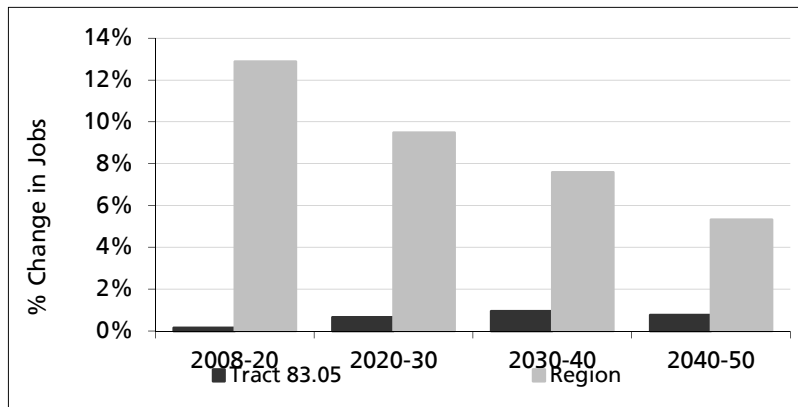
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	33,280	33,767	34,773	36,296	38,880	5,600	17%
Civilian Jobs	33,280	33,767	34,773	36,296	38,880	5,600	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,091	1,091	1,091	1,091	1,091	0	0%
Developed Acres	931	966	989	1,024	1,077	146	16%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	8	8	8	8	0	0%
Multiple Family	80	80	80	80	80	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	37	37	37	37	37	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	136	136	136	136	136	0	0%
Office	0	0	0	0	0	0	0%
Schools	546	580	604	639	691	146	27%
Roads and Freeways	84	84	84	84	84	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	40	40	40	40	40	0	0%
Vacant Developable Acres	160	125	102	66	14	-146	-91%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	160	125	102	66	14	-146	-91%
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	48.9	47.2	47.0	46.8	47.0	-1.8	-4%
Residential Density⁴	6.6	6.6	6.6	6.6	6.6	0.0	0%

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).