

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 51.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,458	14,055	16,898	25,740	29,778	20,320	215%
Household Population	7,647	12,204	14,979	23,734	27,705	20,058	262%
Group Quarters Population	1,811	1,851	1,919	2,006	2,073	262	14%
Civilian	1,811	1,851	1,919	2,006	2,073	262	14%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,102	4,827	6,064	10,934	12,895	9,793	316%
Single Family	111	57	44	19	19	-92	-83%
Multiple Family	2,991	4,770	6,020	10,915	12,876	9,885	330%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,750	4,580	5,750	10,305	12,359	9,609	349%
Single Family	88	53	42	19	19	-69	-78%
Multiple Family	2,662	4,527	5,708	10,286	12,340	9,678	364%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	11.3%	5.1%	5.2%	5.8%	4.2%	-7.1	-63%
Single Family	20.7%	7.0%	4.5%	0.0%	0.0%	-20.7	-100%
Multiple Family	11.0%	5.1%	5.2%	5.8%	4.2%	-6.8	-62%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.78	2.66	2.61	2.30	2.24	-0.54	-19%

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	684	961	1,069	1,200	1,096	412	60%
\$15,000-\$29,999	595	939	1,105	1,511	1,445	850	143%
\$30,000-\$44,999	426	683	808	1,317	1,382	956	224%
\$45,000-\$59,999	300	553	656	1,138	1,300	1,000	333%
\$60,000-\$74,999	235	328	450	868	1,077	842	358%
\$75,000-\$99,999	213	465	631	1,313	1,627	1,414	664%
\$100,000-\$124,999	115	258	339	871	1,187	1,072	932%
\$125,000-\$149,999	67	149	249	559	803	736	1099%
\$150,000-\$199,999	43	131	204	674	1,006	963	2240%
\$200,000 or more	72	113	239	854	1,436	1,364	1894%
Total Households	2,750	4,580	5,750	10,305	12,359	9,609	349%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,380	\$38,565	\$43,014	\$59,822	\$73,322	\$39,942	120%

***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.

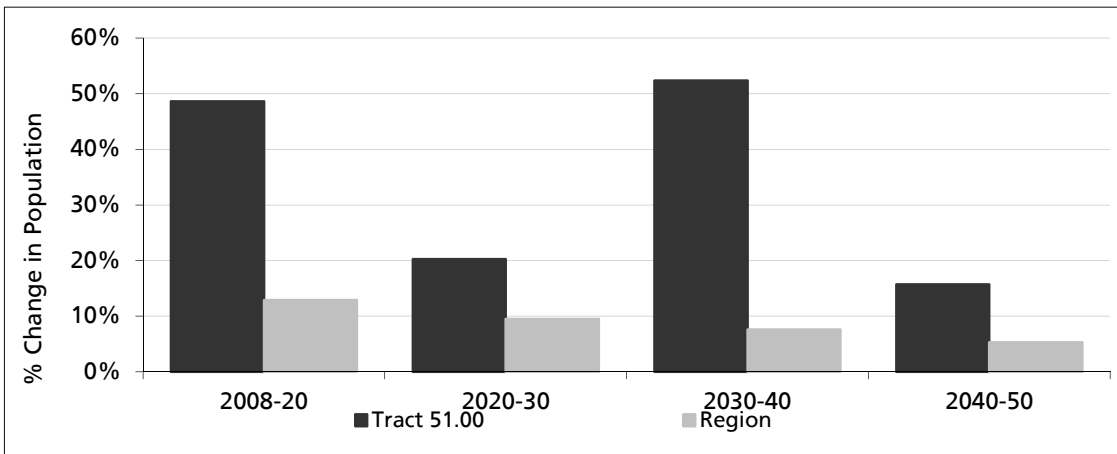
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,458	14,055	16,898	25,740	29,778	20,320	215%
Under 5	478	678	794	1,174	1,271	793	166%
5 to 9	457	797	887	1,340	1,501	1,044	228%
10 to 14	462	777	879	1,288	1,480	1,018	220%
15 to 17	299	423	519	741	883	584	195%
18 to 19	193	243	327	468	565	372	193%
20 to 24	466	593	903	1,318	1,510	1,044	224%
25 to 29	523	806	913	1,464	1,626	1,103	211%
30 to 34	724	953	1,013	1,733	1,883	1,159	160%
35 to 39	883	1,052	1,428	1,993	2,303	1,420	161%
40 to 44	928	1,159	1,325	1,804	2,253	1,325	143%
45 to 49	1,154	1,456	1,430	2,461	2,660	1,506	131%
50 to 54	1,057	1,468	1,557	2,282	2,475	1,418	134%
55 to 59	690	1,235	1,328	1,658	2,250	1,560	226%
60 to 61	172	337	382	499	634	462	269%
62 to 64	224	527	626	908	995	771	344%
65 to 69	257	636	970	1,451	1,511	1,254	488%
70 to 74	164	381	686	1,114	1,342	1,178	718%
75 to 79	135	227	458	961	1,186	1,051	779%
80 to 84	103	163	282	644	828	725	704%
85 and over	89	144	191	439	622	533	599%
Median Age	41.3	43.0	43.0	43.7	44.1	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,458	14,055	16,898	25,740	29,778	20,320	215%
Hispanic	4,593	7,818	9,996	16,357	20,020	15,427	336%
Non-Hispanic	4,865	6,237	6,902	9,383	9,758	4,893	101%
White	2,695	3,392	3,755	5,081	5,196	2,501	93%
Black	1,489	1,927	2,061	2,672	2,703	1,214	82%
American Indian	129	137	126	143	127	-2	-2%
Asian	192	293	362	576	698	506	264%
Hawaiian / Pacific Islander	17	27	33	50	56	39	229%
Other	13	13	13	19	23	10	77%
Two or More Races	330	448	552	842	955	625	189%

GROWTH TRENDS IN TOTAL POPULATION



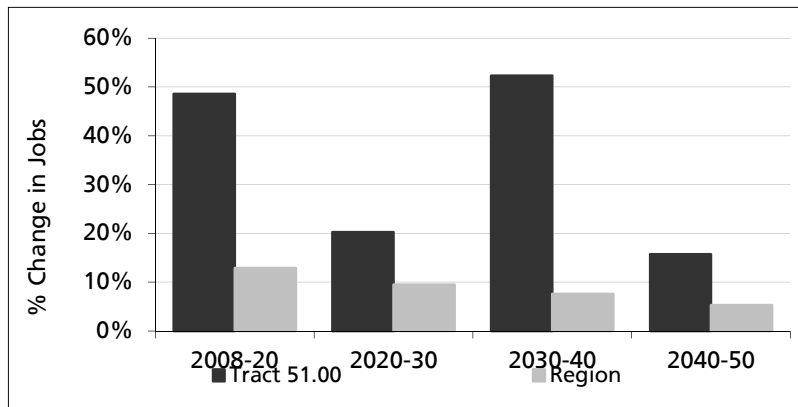
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,792	5,673	6,013	6,270	8,430	3,638	76%
Civilian Jobs	4,792	5,673	6,013	6,270	8,430	3,638	76%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	401	401	401	401	401	0	0%
Developed Acres	361	368	374	379	392	31	9%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	3	2	1	1	-4	-81%
Multiple Family	16	16	20	30	35	19	117%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	5	5	5	4	4	-1	-20%
Mixed Use	0	16	20	39	45	45	--
Industrial	163	156	155	132	127	-36	-22%
Commercial/Services	8	8	9	7	16	7	91%
Office	6	8	8	8	6	0	-1%
Schools	4	4	4	4	5	1	17%
Roads and Freeways	148	148	148	148	148	0	0%
Agricultural and Extractive ²	1	0	0	0	0	-1	-100%
Parks and Military Use	5	5	5	6	6	1	29%
Vacant Developable Acres	40	32	26	22	9	-31	-78%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	8	6	5	2	0	-7	-99%
Mixed Use	4	2	0	0	0	-4	-100%
Industrial	7	5	4	3	1	-6	-82%
Commercial/Services	20	18	15	15	6	-13	-68%
Office	2	2	2	1	1	0	-18%
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	26.5	30.7	32.5	36.8	48.0	21.5	81%
Residential Density⁴	120.2	153.9	164.8	200.1	207.6	87.4	73%

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).