

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.11



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,483	4,910	4,958	4,758	4,259	776	22%
Household Population	3,269	4,695	4,734	4,526	4,021	752	23%
Group Quarters Population	214	215	224	232	238	24	11%
Civilian	214	215	224	232	238	24	11%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,358	1,896	1,896	1,781	1,580	222	16%
Single Family	147	147	147	147	147	0	0%
Multiple Family	886	1,424	1,424	1,424	1,433	547	62%
Mobile Homes	325	325	325	210	0	-325	-100%
Occupied Housing Units	1,325	1,835	1,841	1,729	1,538	213	16%
Single Family	141	141	142	141	141	0	0%
Multiple Family	873	1,381	1,385	1,385	1,397	524	60%
Mobile Homes	311	313	314	203	0	-311	-100%
Vacancy Rate	2.4%	3.2%	2.9%	2.9%	2.7%	0.3	13%
Single Family	4.1%	4.1%	3.4%	4.1%	4.1%	0.0	0%
Multiple Family	1.5%	3.0%	2.7%	2.7%	2.5%	1.0	67%
Mobile Homes	4.3%	3.7%	3.4%	3.3%	0.0%	-4.3	-100%
Persons per Household	2.47	2.56	2.57	2.62	2.61	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	193	188	131	93	60	-133	-69%
\$15,000-\$29,999	295	339	262	194	136	-159	-54%
\$30,000-\$44,999	356	393	332	258	194	-162	-46%
\$45,000-\$59,999	147	281	270	246	216	69	47%
\$60,000-\$74,999	178	233	245	227	200	22	12%
\$75,000-\$99,999	129	244	284	282	266	137	106%
\$100,000-\$124,999	8	73	132	160	164	156	1950%
\$125,000-\$149,999	19	44	87	115	121	102	537%
\$150,000-\$199,999	0	34	72	109	121	121	0%
\$200,000 or more	0	6	26	45	60	60	0%
Total Households	1,325	1,835	1,841	1,729	1,538	213	16%
Median Household Income							
Adjusted for inflation (\$1999)	\$37,353	\$44,905	\$55,861	\$64,857	\$72,225	\$34,872	93%

***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.

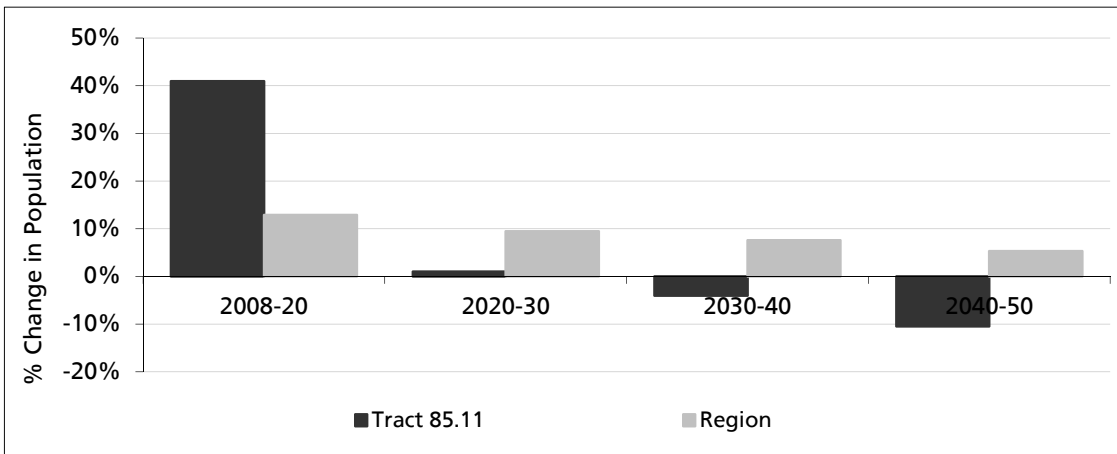
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,483	4,910	4,958	4,758	4,259	776	22%
Under 5	208	275	264	247	213	5	2%
5 to 9	173	250	226	219	196	23	13%
10 to 14	271	387	349	329	299	28	10%
15 to 17	213	261	244	232	208	-5	-2%
18 to 19	166	190	179	168	154	-12	-7%
20 to 24	297	374	402	367	332	35	12%
25 to 29	164	244	237	217	190	26	16%
30 to 34	117	149	131	143	122	5	4%
35 to 39	116	141	145	139	137	21	18%
40 to 44	194	213	201	169	175	-19	-10%
45 to 49	170	208	181	188	173	3	2%
50 to 54	212	249	220	220	182	-30	-14%
55 to 59	184	278	235	202	212	28	15%
60 to 61	65	116	105	98	99	34	52%
62 to 64	84	177	168	165	150	66	79%
65 to 69	207	435	465	414	340	133	64%
70 to 74	218	435	507	440	382	164	75%
75 to 79	162	224	315	317	239	77	48%
80 to 84	144	153	228	260	203	59	41%
85 and over	118	151	156	224	253	135	114%
Median Age	40.4	44.3	47.8	49.0	48.0	7.6	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,483	4,910	4,958	4,758	4,259	776	22%
Hispanic	802	1,403	1,585	1,702	1,675	873	109%
Non-Hispanic	2,681	3,507	3,373	3,056	2,584	-97	-4%
White	1,902	2,338	2,157	1,860	1,492	-410	-22%
Black	167	251	273	275	256	89	53%
American Indian	54	76	75	66	53	-1	-2%
Asian	402	621	634	626	576	174	43%
Hawaiian / Pacific Islander	46	69	71	67	59	13	28%
Other	24	31	33	32	28	4	17%
Two or More Races	86	121	130	130	120	34	40%

GROWTH TRENDS IN TOTAL POPULATION



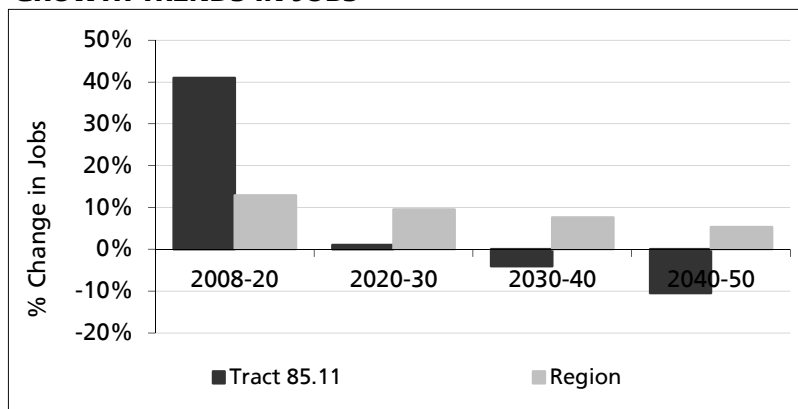
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	76,440	78,294	79,704	84,095	90,253	13,813	18%
Civilian Jobs	76,440	78,294	79,704	84,095	90,253	13,813	18%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,800	3,800	3,800	3,800	3,800	0	0%
Developed Acres	3,648	3,705	3,720	3,754	3,789	141	4%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	21	21	21	21	21	0	0%
Multiple Family	36	52	52	52	52	17	47%
Mobile Homes	34	34	34	22	0	-34	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	3	--
Industrial	1,569	1,598	1,608	1,630	1,641	72	5%
Commercial/Services	502	502	502	504	508	6	1%
Office	417	426	430	450	493	76	18%
Schools	32	32	32	32	32	0	0%
Roads and Freeways	776	776	776	776	776	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	263	263	264	264	264	1	0%
Vacant Developable Acres	142	85	70	36	1	-141	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	17	0	0	0	0	-17	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	84	55	45	23	1	-84	-99%
Commercial/Services	6	6	6	3	0	-6	-98%
Office	31	23	19	10	0	-31	-99%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	10	10	10	10	10	0	0%
Employment Density³	30.3	30.6	31.0	32.1	33.7	3.4	11%
Residential Density⁴	15.1	17.6	17.6	18.5	21.3	6.2	41%

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).