

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 61.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,329	2,152	2,147	2,166	2,579	250	11%
Household Population	2,329	2,152	2,147	2,166	2,579	250	11%
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	1,241	1,241	1,230	1,212	1,414	173	14%
Single Family	639	639	628	612	473	-166	-26%
Multiple Family	602	602	602	600	941	339	56%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,134	1,074	1,066	1,048	1,240	106	9%
Single Family	577	583	575	561	434	-143	-25%
Multiple Family	557	491	491	487	806	249	45%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.6%	13.5%	13.3%	13.5%	12.3%	3.7	43%
Single Family	9.7%	8.8%	8.4%	8.3%	8.2%	-1.5	-15%
Multiple Family	7.5%	18.4%	18.4%	18.8%	14.3%	6.8	91%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.05	2.00	2.01	2.07	2.08	0.03	1%

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	139	123	104	92	96	-43	-31%
\$15,000-\$29,999	216	207	186	178	177	-39	-18%
\$30,000-\$44,999	173	176	172	170	204	31	18%
\$45,000-\$59,999	139	166	196	208	237	98	71%
\$60,000-\$74,999	107	102	100	98	123	16	15%
\$75,000-\$99,999	145	114	113	105	138	-7	-5%
\$100,000-\$124,999	83	73	75	74	102	19	23%
\$125,000-\$149,999	54	56	56	56	67	13	24%
\$150,000-\$199,999	32	32	32	34	61	29	91%
\$200,000 or more	46	25	32	33	35	-11	-24%
Total Households	1,134	1,074	1,066	1,048	1,240	106	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,209	\$47,801	\$50,434	\$51,058	\$54,051	\$4,842	10%

***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.

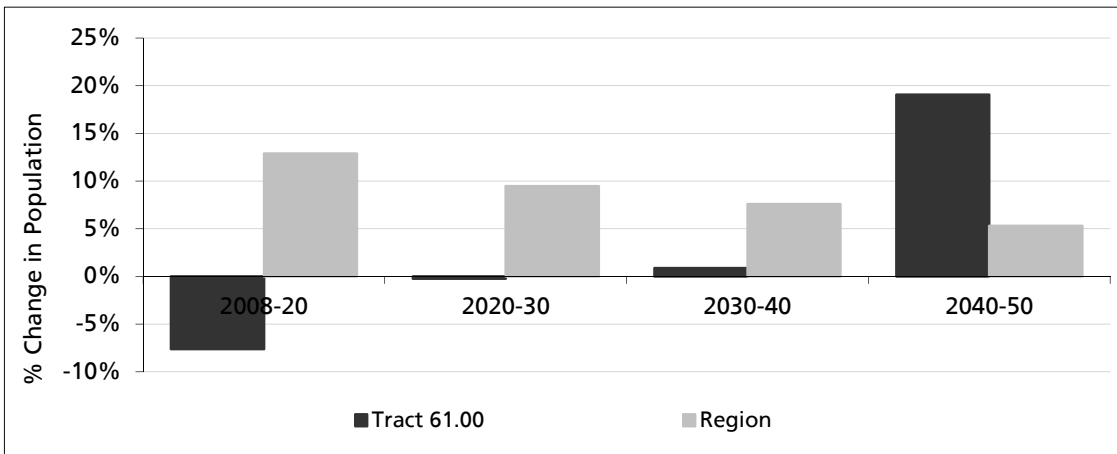
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,329	2,152	2,147	2,166	2,579	250	11%
Under 5	97	80	77	69	72	-25	-26%
5 to 9	85	89	82	77	85	0	0%
10 to 14	117	130	120	113	132	15	13%
15 to 17	59	52	54	48	57	-2	-3%
18 to 19	27	21	27	25	29	2	7%
20 to 24	83	65	76	71	83	0	0%
25 to 29	147	144	135	140	155	8	5%
30 to 34	247	215	180	200	221	-26	-11%
35 to 39	311	220	236	223	251	-60	-19%
40 to 44	220	167	163	139	181	-39	-18%
45 to 49	193	149	121	132	151	-42	-22%
50 to 54	142	120	108	106	111	-31	-22%
55 to 59	111	114	93	78	105	-6	-5%
60 to 61	55	55	46	34	46	-9	-16%
62 to 64	68	88	72	60	68	0	0%
65 to 69	85	128	140	134	144	59	69%
70 to 74	73	110	145	141	164	91	125%
75 to 79	65	66	100	120	147	82	126%
80 to 84	57	50	77	108	141	84	147%
85 and over	87	89	95	148	236	149	171%
Median Age	39.9	41.8	42.7	44.2	45.8	5.9	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,329	2,152	2,147	2,166	2,579	250	11%
Hispanic	947	1,028	1,098	1,202	1,539	592	63%
Non-Hispanic	1,382	1,124	1,049	964	1,040	-342	-25%
White	1,231	986	910	822	868	-363	-29%
Black	29	25	23	20	23	-6	-21%
American Indian	12	9	8	8	9	-3	-25%
Asian	56	55	56	61	79	23	41%
Hawaiian / Pacific Islander	6	7	8	8	9	3	50%
Other	11	9	8	8	9	-2	-18%
Two or More Races	37	33	36	37	43	6	16%

GROWTH TRENDS IN TOTAL POPULATION



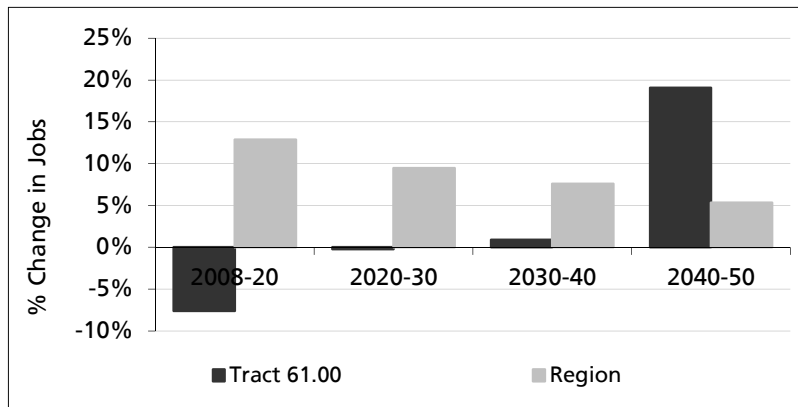
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,756	1,756	1,918	2,022	2,082	326	19%
Civilian Jobs	1,756	1,756	1,918	2,022	2,082	326	19%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	210	210	210	210	210	0	0%
Developed Acres	203	203	205	207	208	5	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	60	60	60	59	48	-12	-21%
Multiple Family	19	19	19	19	30	11	55%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	3	5	5	--
Industrial	7	7	10	12	12	4	59%
Commercial/Services	18	18	18	17	16	-2	-13%
Office	2	2	2	2	2	0	-10%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	88	88	88	88	88	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	7	0	0%
Vacant Developable Acres	8	8	5	3	3	-5	-66%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	2	2	0	0%
Multiple Family	0	0	0	0	0	0	-21%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	3	3	2	0	0	-3	-100%
Commercial/Services	1	1	0	0	0	-1	-98%
Office	0	0	0	0	0	0	0%
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	63.0	63.0	61.9	62.0	64.7	1.7	3%
Residential Density⁴	15.5	15.5	15.5	15.2	17.5	2.0	13%

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).