

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 85.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,134	7,628	7,793	8,812	8,856	1,722	24%
Household Population	7,072	7,537	7,648	8,604	8,602	1,530	22%
Group Quarters Population	62	91	145	208	254	192	310%
Civilian	62	91	145	208	254	192	310%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,768	2,910	2,924	3,292	3,292	524	19%
Single Family	1,459	1,486	1,486	1,486	1,486	27	2%
Multiple Family	1,309	1,424	1,438	1,806	1,806	497	38%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,693	2,843	2,861	3,224	3,227	534	20%
Single Family	1,409	1,452	1,453	1,453	1,453	44	3%
Multiple Family	1,284	1,391	1,408	1,771	1,774	490	38%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.3%	2.2%	2.1%	2.0%	-0.7	-26%
Single Family	3.4%	2.3%	2.2%	2.2%	2.2%	-1.2	-35%
Multiple Family	1.9%	2.3%	2.1%	1.9%	1.8%	-0.1	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.63	2.65	2.67	2.67	2.67	0.04	2%

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	360	289	246	212	196	-164	-46%
\$15,000-\$29,999	460	370	343	307	281	-179	-39%
\$30,000-\$44,999	491	466	449	422	395	-96	-20%
\$45,000-\$59,999	404	400	398	393	384	-20	-5%
\$60,000-\$74,999	386	363	367	389	381	-5	-1%
\$75,000-\$99,999	292	391	401	495	495	203	70%
\$100,000-\$124,999	156	298	317	408	415	259	166%
\$125,000-\$149,999	91	137	172	285	327	236	259%
\$150,000-\$199,999	29	89	120	194	204	175	603%
\$200,000 or more	24	40	48	119	149	125	521%
Total Households	2,693	2,843	2,861	3,224	3,227	534	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$46,318	\$56,119	\$59,793	\$70,720	\$74,075	\$27,757	60%

***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.

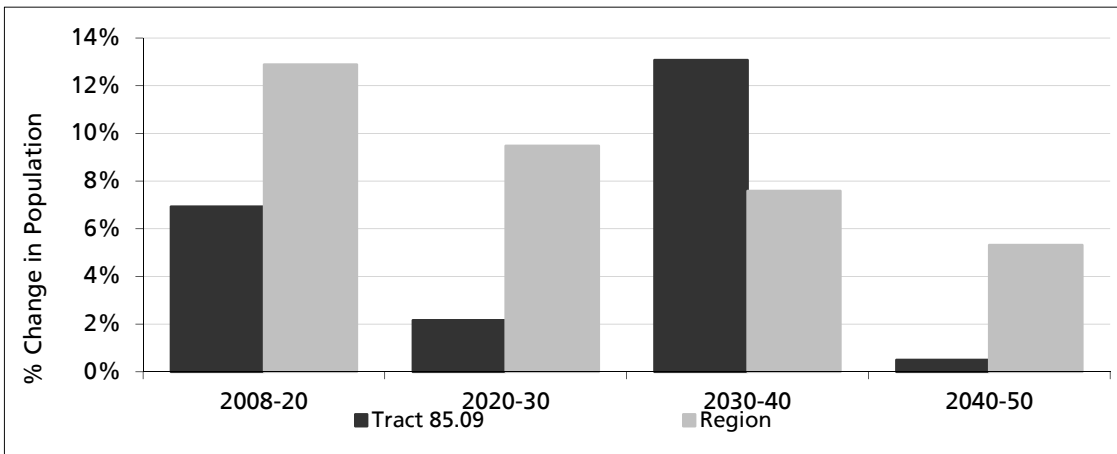
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,134	7,628	7,793	8,812	8,856	1,722	24%
Under 5	473	489	493	558	555	82	17%
5 to 9	440	460	456	507	503	63	14%
10 to 14	463	510	487	566	571	108	23%
15 to 17	305	302	288	337	344	39	13%
18 to 19	169	163	150	159	158	-11	-7%
20 to 24	400	417	443	491	509	109	27%
25 to 29	462	582	582	643	667	205	44%
30 to 34	539	570	531	675	670	131	24%
35 to 39	589	519	598	671	701	112	19%
40 to 44	580	498	516	530	607	27	5%
45 to 49	590	492	409	533	546	-44	-7%
50 to 54	459	430	386	470	454	-5	-1%
55 to 59	391	469	415	414	486	95	24%
60 to 61	153	199	177	177	204	51	33%
62 to 64	140	226	206	229	231	91	65%
65 to 69	223	390	422	415	375	152	68%
70 to 74	225	375	455	437	384	159	71%
75 to 79	243	279	419	480	388	145	60%
80 to 84	180	150	245	322	268	88	49%
85 and over	110	108	115	198	235	125	114%
Median Age	37.7	38.1	38.9	38.5	38.2	0.5	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,134	7,628	7,793	8,812	8,856	1,722	24%
Hispanic	1,323	1,780	2,054	2,618	2,914	1,591	120%
Non-Hispanic	5,811	5,848	5,739	6,194	5,942	131	2%
White	4,146	3,920	3,692	3,782	3,431	-715	-17%
Black	317	363	404	482	510	193	61%
American Indian	21	22	21	23	22	1	5%
Asian	975	1,156	1,204	1,415	1,469	494	51%
Hawaiian / Pacific Islander	75	86	89	102	104	29	39%
Other	10	11	12	14	14	4	40%
Two or More Races	267	290	317	376	392	125	47%

GROWTH TRENDS IN TOTAL POPULATION



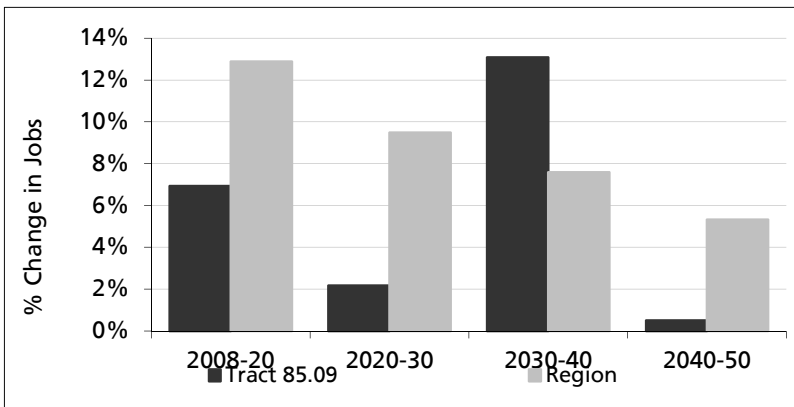
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,527	1,607	1,642	1,644	1,644	117	8%
Civilian Jobs	1,527	1,607	1,642	1,644	1,644	117	8%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	497	497	497	497	497	0	0%
Developed Acres	492	496	497	497	497	5	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	236	239	239	239	239	3	1%
Multiple Family	51	51	51	51	51	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	38	39	39	38	38	0	0%
Office	5	5	5	5	5	0	0%
Schools	18	18	19	19	19	1	6%
Roads and Freeways	132	132	132	132	132	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	12	12	12	12	12	0	0%
Vacant Developable Acres	5	1	0	0	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-100%
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	-100%
Office	0	0	0	0	0	0	0%
Schools	1	1	0	0	0	-1	-100%
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	25.0	26.2	26.2	26.3	26.3	1.3	5%
Residential Density⁴	9.7	10.0	10.1	11.4	11.4	1.7	18%

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).