

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.53



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,356	5,386	5,473	5,489	5,519	163	3%
Household Population	5,329	5,343	5,410	5,409	5,425	96	2%
Group Quarters Population	27	43	63	80	94	67	248%
Civilian	27	43	63	80	94	67	248%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,563	1,563	1,563	1,563	1,563	0	0%
Single Family	1,512	1,512	1,512	1,512	1,512	0	0%
Multiple Family	51	51	51	51	51	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,519	1,519	1,523	1,522	1,525	6	0%
Single Family	1,470	1,473	1,478	1,478	1,480	10	1%
Multiple Family	49	46	45	44	45	-4	-8%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.8%	2.8%	2.6%	2.6%	2.4%	-0.4	-14%
Single Family	2.8%	2.6%	2.2%	2.2%	2.1%	-0.7	-25%
Multiple Family	3.9%	9.8%	11.8%	13.7%	11.8%	7.9	203%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.51	3.52	3.55	3.55	3.56	0.05	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	24	23	23	21	19	-5	-21%
\$15,000-\$29,999	70	62	61	53	47	-23	-33%
\$30,000-\$44,999	140	136	133	120	101	-39	-28%
\$45,000-\$59,999	288	275	275	240	206	-82	-28%
\$60,000-\$74,999	225	223	223	208	195	-30	-13%
\$75,000-\$99,999	489	475	474	468	456	-33	-7%
\$100,000-\$124,999	175	182	182	187	187	12	7%
\$125,000-\$149,999	40	64	65	73	82	42	105%
\$150,000-\$199,999	68	77	85	136	195	127	187%
\$200,000 or more	0	2	2	16	37	37	0%
Total Households	1,519	1,519	1,523	1,522	1,525	6	0%
Median Household Income							
Adjusted for inflation (\$1999)	\$75,639	\$77,132	\$77,453	\$81,357	\$85,663	\$10,024	13%

***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.

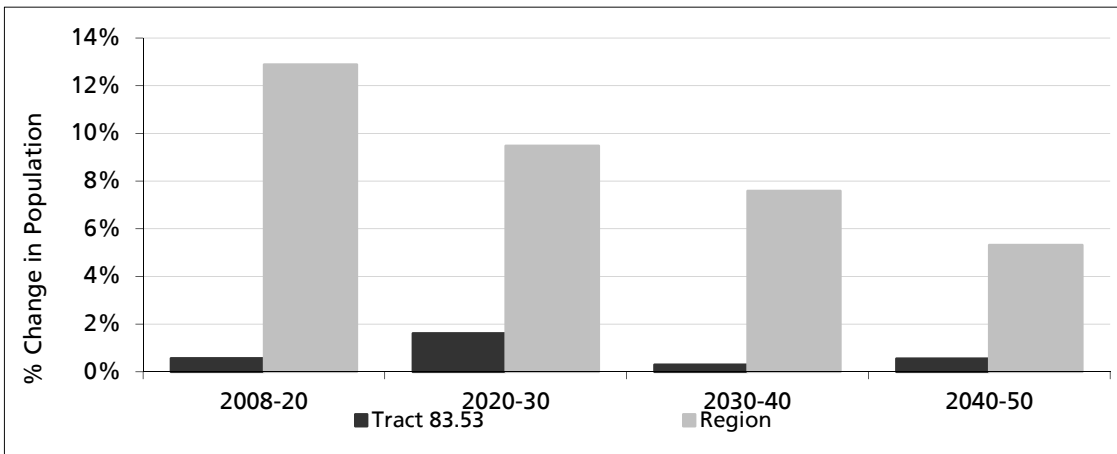
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,356	5,386	5,473	5,489	5,519	163	3%
Under 5	355	301	295	286	266	-89	-25%
5 to 9	263	261	250	242	237	-26	-10%
10 to 14	293	291	260	253	251	-42	-14%
15 to 17	207	194	190	185	186	-21	-10%
18 to 19	135	101	102	99	96	-39	-29%
20 to 24	366	314	335	306	303	-63	-17%
25 to 29	326	328	325	314	303	-23	-7%
30 to 34	322	329	284	306	282	-40	-12%
35 to 39	447	371	379	382	365	-82	-18%
40 to 44	502	427	438	409	448	-54	-11%
45 to 49	461	377	337	376	381	-80	-17%
50 to 54	429	377	348	369	341	-88	-21%
55 to 59	393	457	412	378	420	27	7%
60 to 61	143	181	170	162	188	45	31%
62 to 64	162	268	263	249	261	99	61%
65 to 69	174	300	355	328	309	135	78%
70 to 74	158	247	339	327	321	163	103%
75 to 79	95	112	187	220	217	122	128%
80 to 84	68	68	107	141	138	70	103%
85 and over	57	82	97	157	206	149	261%
Median Age	39.6	42.4	43.6	44.5	45.3	5.7	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,356	5,386	5,473	5,489	5,519	163	3%
Hispanic	576	644	697	743	790	214	37%
Non-Hispanic	4,780	4,742	4,776	4,746	4,729	-51	-1%
White	2,105	1,786	1,715	1,515	1,319	-786	-37%
Black	234	253	247	245	249	15	6%
American Indian	14	39	54	56	55	41	293%
Asian	2,080	2,223	2,235	2,330	2,438	358	17%
Hawaiian / Pacific Islander	48	95	124	145	159	111	231%
Other	1	2	4	5	5	4	400%
Two or More Races	298	344	397	450	504	206	69%

GROWTH TRENDS IN TOTAL POPULATION



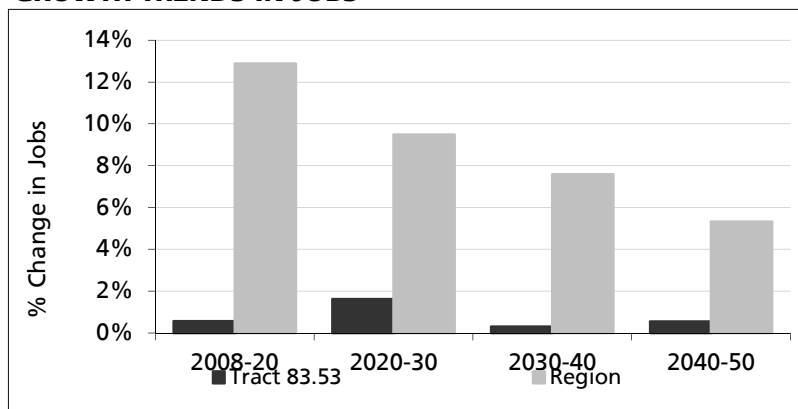
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	259	259	259	259	259	0	0%
Civilian Jobs	259	259	259	259	259	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	448	448	448	448	448	0	0%
Developed Acres	448	448	448	448	448	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	226	226	226	226	226	0	0%
Multiple Family	4	4	4	4	4	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	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	0	0	0	0	0	0	0%
Roads and Freeways	65	65	65	65	65	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	154	154	154	154	154	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
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	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	--	--	--	--	--	--	--
Residential Density⁴	6.8	6.8	6.8	6.8	6.8	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).