

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 48.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,732	4,950	5,362	5,742	5,754	1,022	22%
Household Population	4,673	4,868	5,240	5,571	5,547	874	19%
Group Quarters Population	59	82	122	171	207	148	251%
Civilian	59	82	122	171	207	148	251%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,177	1,206	1,285	1,356	1,356	179	15%
Single Family	883	851	725	737	737	-146	-17%
Multiple Family	294	355	560	619	619	325	111%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,075	1,123	1,199	1,276	1,276	201	19%
Single Family	828	803	679	696	696	-132	-16%
Multiple Family	247	320	520	580	580	333	135%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.7%	6.9%	6.7%	5.9%	5.9%	-2.8	-32%
Single Family	6.2%	5.6%	6.3%	5.6%	5.6%	-0.6	-10%
Multiple Family	16.0%	9.9%	7.1%	6.3%	6.3%	-9.7	-61%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.35	4.33	4.37	4.37	4.35	0.00	0%

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	324	268	233	191	163	-161	-50%
\$15,000-\$29,999	330	324	312	292	270	-60	-18%
\$30,000-\$44,999	263	295	355	380	380	117	44%
\$45,000-\$59,999	65	117	155	219	241	176	271%
\$60,000-\$74,999	30	39	43	63	80	50	167%
\$75,000-\$99,999	38	45	46	48	51	13	34%
\$100,000-\$124,999	19	30	38	44	44	25	132%
\$125,000-\$149,999	0	5	17	28	28	28	0%
\$150,000-\$199,999	0	0	0	6	14	14	0%
\$200,000 or more	6	0	0	5	5	-1	-17%
Total Households	1,075	1,123	1,199	1,276	1,276	201	19%
Median Household Income							
Adjusted for inflation (\$1999)	\$24,705	\$28,588	\$32,303	\$36,118	\$38,092	\$13,387	54%

***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.

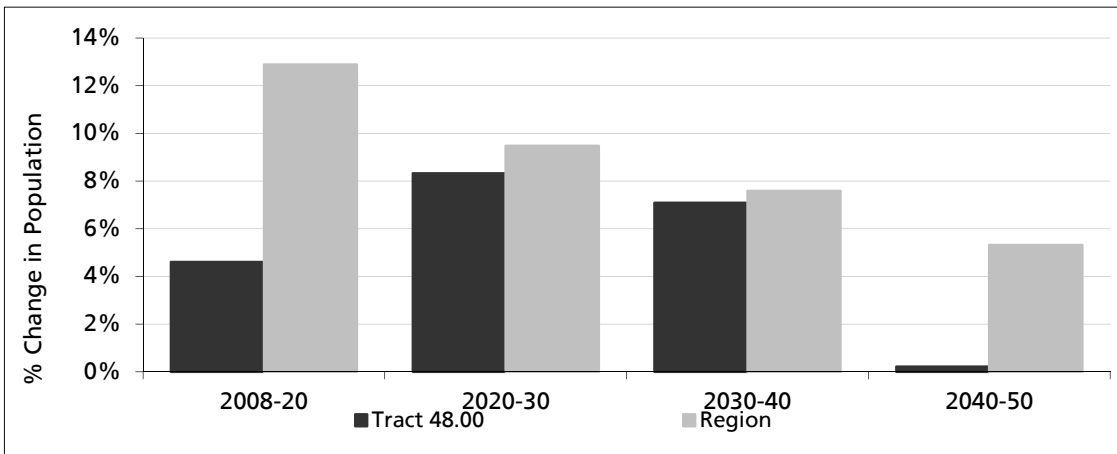
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,732	4,950	5,362	5,742	5,754	1,022	22%
Under 5	474	449	467	493	457	-17	-4%
5 to 9	448	540	525	558	533	85	19%
10 to 14	427	497	496	506	507	80	19%
15 to 17	313	293	320	313	318	5	2%
18 to 19	212	175	224	215	218	6	3%
20 to 24	434	353	498	499	493	59	14%
25 to 29	495	475	481	555	524	29	6%
30 to 34	421	368	312	419	398	-23	-5%
35 to 39	348	319	345	352	377	29	8%
40 to 44	300	327	320	284	364	64	21%
45 to 49	282	337	324	361	359	77	27%
50 to 54	204	259	293	296	259	55	27%
55 to 59	146	225	276	273	303	157	108%
60 to 61	38	65	84	100	105	67	176%
62 to 64	39	71	93	112	110	71	182%
65 to 69	54	89	140	172	165	111	206%
70 to 74	33	44	71	87	89	56	170%
75 to 79	27	28	45	69	75	48	178%
80 to 84	28	29	39	64	80	52	186%
85 and over	9	7	9	14	20	11	122%
Median Age	25.6	26.8	26.6	27.6	28.3	2.7	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,732	4,950	5,362	5,742	5,754	1,022	22%
Hispanic	4,494	4,745	5,166	5,562	5,593	1,099	24%
Non-Hispanic	238	205	196	180	161	-77	-32%
White	28	21	19	16	14	-14	-50%
Black	181	155	149	134	119	-62	-34%
American Indian	0	0	0	0	0	0	0%
Asian	0	0	0	0	0	0	0%
Hawaiian / Pacific Islander	5	5	5	5	4	-1	-20%
Other	5	5	5	5	5	0	0%
Two or More Races	19	19	18	20	19	0	0%

GROWTH TRENDS IN TOTAL POPULATION



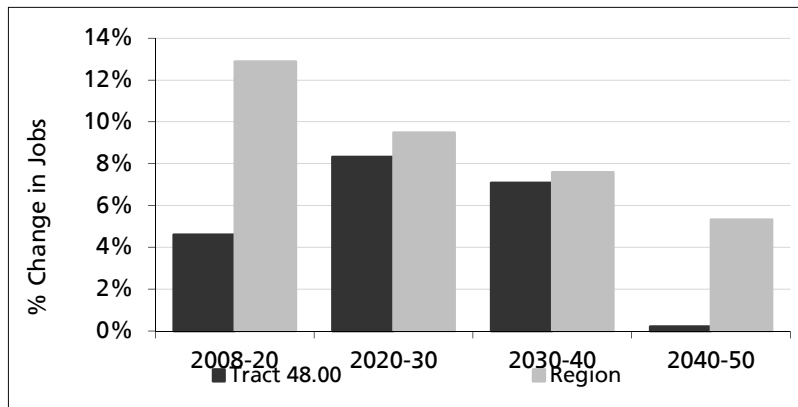
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	763	763	938	1,107	1,198	435	57%
Civilian Jobs	763	763	938	1,107	1,198	435	57%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	135	135	135	135	135	0	0%
Developed Acres	133	133	135	135	135	2	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	56	54	47	47	47	-9	-16%
Multiple Family	8	9	10	10	10	2	26%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	11	15	15	15	--
Industrial	5	5	4	4	4	-1	-27%
Commercial/Services	14	14	14	11	11	-3	-24%
Office	1	1	1	1	1	0	-45%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	45	45	45	45	45	0	-1%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
Vacant Developable Acres	2	2	0	0	0	-2	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	1	1	0	0	0	-1	-95%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	0	-1	-100%
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	36.8	35.9	38.9	48.6	52.5	15.7	43%
Residential Density⁴	18.3	18.8	20.4	21.0	21.0	2.7	15%

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).