

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.37



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,731	4,902	4,974	5,044	5,123	392	8%
Household Population	4,731	4,902	4,974	5,044	5,123	392	8%
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	1,320	1,352	1,352	1,352	1,352	32	2%
Single Family	1,320	1,352	1,352	1,352	1,352	32	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,273	1,311	1,319	1,319	1,321	48	4%
Single Family	1,273	1,311	1,319	1,319	1,321	48	4%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.6%	3.0%	2.4%	2.4%	2.3%	-1.3	-36%
Single Family	3.6%	3.0%	2.4%	2.4%	2.3%	-1.3	-36%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.72	3.74	3.77	3.82	3.88	0.16	4%

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	29	26	24	22	22	-7	-24%
\$15,000-\$29,999	68	45	37	33	33	-35	-51%
\$30,000-\$44,999	67	58	46	41	37	-30	-45%
\$45,000-\$59,999	107	99	88	80	76	-31	-29%
\$60,000-\$74,999	147	135	116	103	100	-47	-32%
\$75,000-\$99,999	287	288	273	260	254	-33	-11%
\$100,000-\$124,999	304	297	297	297	296	-8	-3%
\$125,000-\$149,999	140	148	152	152	152	12	9%
\$150,000-\$199,999	75	141	156	162	162	87	116%
\$200,000 or more	49	74	130	169	189	140	286%
Total Households	1,273	1,311	1,319	1,319	1,321	48	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$94,033	\$100,379	\$106,355	\$110,143	\$111,698	\$17,665	19%

***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.

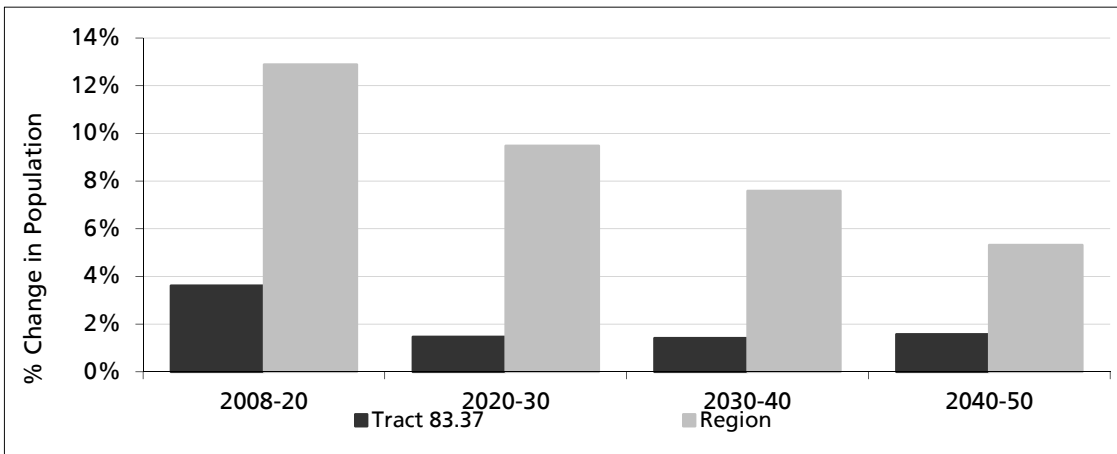
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,731	4,902	4,974	5,044	5,123	392	8%
Under 5	252	228	235	228	216	-36	-14%
5 to 9	188	176	179	176	166	-22	-12%
10 to 14	346	327	317	340	326	-20	-6%
15 to 17	244	216	206	220	216	-28	-11%
18 to 19	181	147	137	141	137	-44	-24%
20 to 24	488	454	490	471	478	-10	-2%
25 to 29	399	459	464	447	455	56	14%
30 to 34	256	270	242	282	267	11	4%
35 to 39	220	190	188	191	198	-22	-10%
40 to 44	277	229	257	239	261	-16	-6%
45 to 49	354	280	250	300	303	-51	-14%
50 to 54	384	334	307	331	303	-81	-21%
55 to 59	407	460	401	359	419	12	3%
60 to 61	133	167	163	154	179	46	35%
62 to 64	179	287	273	254	259	80	45%
65 to 69	214	375	436	405	383	169	79%
70 to 74	107	174	243	246	263	156	146%
75 to 79	37	45	76	88	84	47	127%
80 to 84	32	36	53	78	89	57	178%
85 and over	33	48	57	94	121	88	267%
Median Age	35.3	39.6	40.6	40.5	42.0	6.7	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,731	4,902	4,974	5,044	5,123	392	8%
Hispanic	490	591	649	720	796	306	62%
Non-Hispanic	4,241	4,311	4,325	4,324	4,327	86	2%
White	2,703	2,475	2,398	2,205	2,001	-702	-26%
Black	114	132	130	134	142	28	25%
American Indian	14	42	59	65	67	53	379%
Asian	1,186	1,364	1,384	1,499	1,632	446	38%
Hawaiian / Pacific Islander	25	51	66	80	91	66	264%
Other	6	11	14	19	21	15	250%
Two or More Races	193	236	274	322	373	180	93%

GROWTH TRENDS IN TOTAL POPULATION



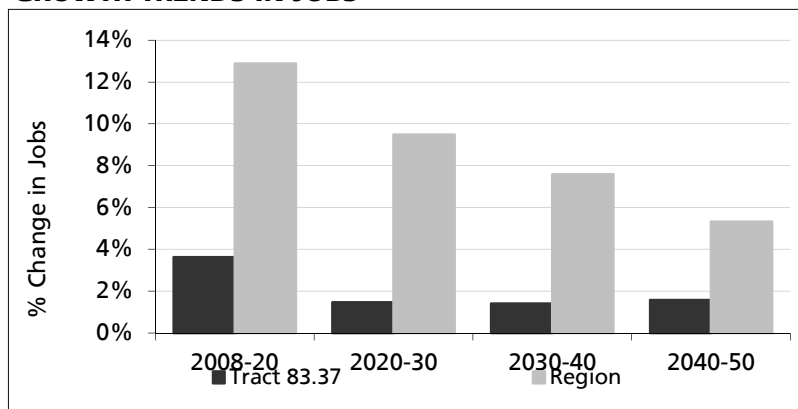
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	418	418	418	418	418	0	0%
Civilian Jobs	418	418	418	418	418	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	408	408	408	408	408	0	0%
Developed Acres	400	408	408	408	408	8	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	241	249	249	249	249	8	3%
Multiple Family	0	0	0	0	0	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	12	12	12	12	12	0	0%
Roads and Freeways	113	113	113	113	113	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	33	33	33	33	33	0	0%
Vacant Developable Acres	8	0	0	0	0	-8	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	0	0	0	0	-8	-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	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	34.8	34.8	34.8	34.8	34.8	0.0	0%
Residential Density⁴	5.5	5.4	5.4	5.4	5.4	0.0	-1%

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).