

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.51



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,701	5,025	5,111	5,277	5,309	608	13%
Household Population	4,664	4,972	5,032	5,174	5,177	513	11%
Group Quarters Population	37	53	79	103	132	95	257%
Civilian	37	53	79	103	132	95	257%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,370	1,449	1,449	1,488	1,488	118	9%
Single Family	1,070	1,070	1,070	1,070	1,070	0	0%
Multiple Family	300	379	379	418	418	118	39%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,325	1,408	1,411	1,450	1,450	125	9%
Single Family	1,029	1,041	1,046	1,046	1,046	17	2%
Multiple Family	296	367	365	404	404	108	36%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	2.8%	2.6%	2.6%	2.6%	-0.7	-21%
Single Family	3.8%	2.7%	2.2%	2.2%	2.2%	-1.6	-42%
Multiple Family	1.3%	3.2%	3.7%	3.3%	3.3%	2.0	154%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.52	3.53	3.57	3.57	3.57	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	76	62	58	46	37	-39	-51%
\$15,000-\$29,999	132	108	100	78	63	-69	-52%
\$30,000-\$44,999	196	181	177	158	147	-49	-25%
\$45,000-\$59,999	254	246	246	235	223	-31	-12%
\$60,000-\$74,999	219	219	219	211	205	-14	-6%
\$75,000-\$99,999	277	292	292	295	286	9	3%
\$100,000-\$124,999	95	132	132	145	145	50	53%
\$125,000-\$149,999	18	70	74	86	91	73	406%
\$150,000-\$199,999	41	77	92	154	188	147	359%
\$200,000 or more	17	21	21	42	65	48	282%
Total Households	1,325	1,408	1,411	1,450	1,450	125	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$60,308	\$67,329	\$68,527	\$74,787	\$79,371	\$19,063	32%

***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.

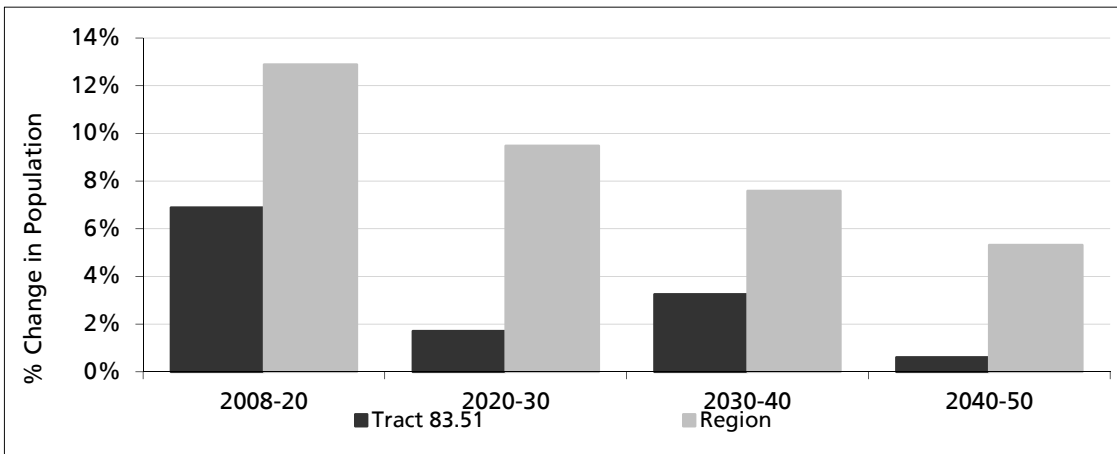
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,701	5,025	5,111	5,277	5,309	608	13%
Under 5	298	289	277	280	262	-36	-12%
5 to 9	245	252	236	229	224	-21	-9%
10 to 14	201	234	210	203	205	4	2%
15 to 17	171	173	169	162	163	-8	-5%
18 to 19	90	73	85	81	86	-4	-4%
20 to 24	273	234	271	254	242	-31	-11%
25 to 29	358	367	357	362	344	-14	-4%
30 to 34	437	450	375	439	399	-38	-9%
35 to 39	398	362	368	378	375	-23	-6%
40 to 44	440	420	429	395	452	12	3%
45 to 49	400	371	350	379	383	-17	-4%
50 to 54	349	327	310	326	304	-45	-13%
55 to 59	325	394	355	335	354	29	9%
60 to 61	92	119	109	104	111	19	21%
62 to 64	126	208	198	193	195	69	55%
65 to 69	143	261	307	293	278	135	94%
70 to 74	131	213	299	307	311	180	137%
75 to 79	97	112	189	217	203	106	109%
80 to 84	60	70	106	156	172	112	187%
85 and over	67	96	111	184	246	179	267%
Median Age	38.5	40.9	42.4	43.2	43.9	5.4	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,701	5,025	5,111	5,277	5,309	608	13%
Hispanic	546	636	686	747	787	241	44%
Non-Hispanic	4,155	4,389	4,425	4,530	4,522	367	9%
White	1,431	1,267	1,215	1,092	941	-490	-34%
Black	167	187	182	184	186	19	11%
American Indian	16	47	66	71	70	54	338%
Asian	2,290	2,549	2,559	2,716	2,812	522	23%
Hawaiian / Pacific Islander	41	85	109	130	141	100	244%
Other	1	2	3	3	3	2	200%
Two or More Races	209	252	291	334	369	160	77%

GROWTH TRENDS IN TOTAL POPULATION



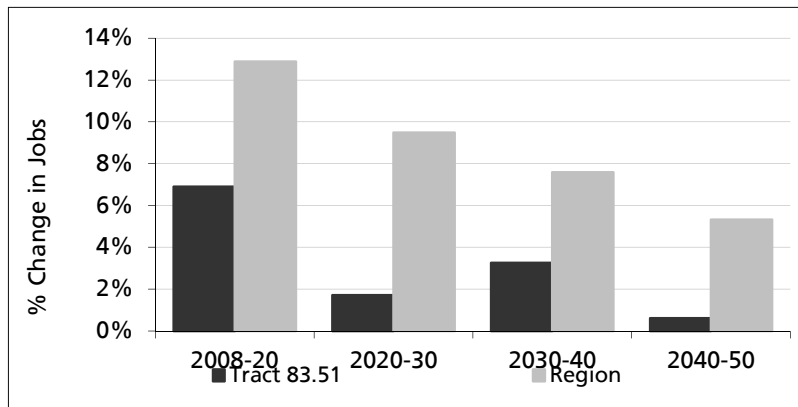
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	959	959	959	959	1,031	72	8%
Civilian Jobs	959	959	959	959	1,031	72	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	262	262	262	262	262	0	0%
Developed Acres	262	262	262	262	262	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	144	144	144	144	144	0	0%
Multiple Family	10	10	10	10	10	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	39	39	39	39	39	0	0%
Office	0	0	0	0	0	0	0%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	64	64	64	64	64	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	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	21.4	21.4	21.4	21.4	23.0	1.6	8%
Residential Density⁴	8.9	9.4	9.4	9.7	9.7	0.8	9%

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).