

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 47.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,433	2,634	3,080	3,150	3,148	715	29%
Household Population	2,400	2,598	3,035	3,087	3,073	673	28%
Group Quarters Population	33	36	45	63	75	42	127%
Civilian	33	36	45	63	75	42	127%
Military	0	0	0	0	0	0	0%
Total Housing Units	763	764	860	875	875	112	15%
Single Family	381	381	347	354	354	-27	-7%
Multiple Family	382	383	513	521	521	139	36%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	665	708	810	824	824	159	24%
Single Family	332	346	317	326	326	-6	-2%
Multiple Family	333	362	493	498	498	165	50%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	12.8%	7.3%	5.8%	5.8%	5.8%	-7.0	-55%
Single Family	12.9%	9.2%	8.6%	7.9%	7.9%	-5.0	-39%
Multiple Family	12.8%	5.5%	3.9%	4.4%	4.4%	-8.4	-66%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.61	3.67	3.75	3.75	3.73	0.12	3%

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	222	186	165	139	118	-104	-47%
\$15,000-\$29,999	211	204	202	187	166	-45	-21%
\$30,000-\$44,999	121	132	174	175	175	54	45%
\$45,000-\$59,999	52	93	139	161	177	125	240%
\$60,000-\$74,999	35	51	59	75	89	54	154%
\$75,000-\$99,999	16	30	34	41	44	28	175%
\$100,000-\$124,999	8	12	25	28	28	20	250%
\$125,000-\$149,999	0	0	11	11	12	12	0%
\$150,000-\$199,999	0	0	0	6	14	14	0%
\$200,000 or more	0	0	1	1	1	1	0%
Total Households	665	708	810	824	824	159	24%
Median Household Income							
Adjusted for inflation (\$1999)	\$22,855	\$27,353	\$33,276	\$37,371	\$40,971	\$18,116	79%

***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.

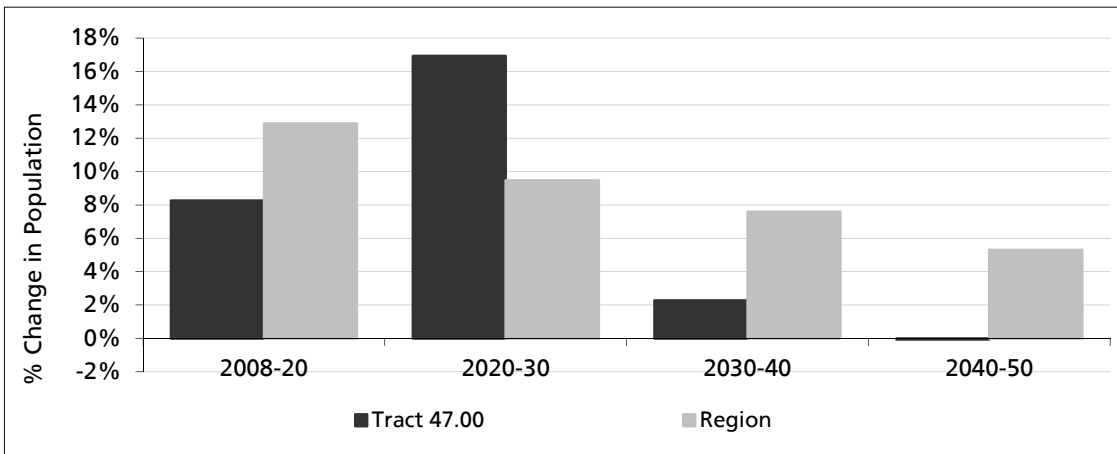
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,433	2,634	3,080	3,150	3,148	715	29%
Under 5	265	258	285	283	262	-3	-1%
5 to 9	208	264	273	275	259	51	25%
10 to 14	231	279	298	290	287	56	24%
15 to 17	170	168	196	184	188	18	11%
18 to 19	100	87	118	108	109	9	9%
20 to 24	219	188	288	275	268	49	22%
25 to 29	268	273	297	322	300	32	12%
30 to 34	217	199	182	232	222	5	2%
35 to 39	173	160	186	177	190	17	10%
40 to 44	148	160	172	146	185	37	25%
45 to 49	119	138	142	154	150	31	26%
50 to 54	105	137	169	164	143	38	36%
55 to 59	66	99	129	120	132	66	100%
60 to 61	25	43	62	67	72	47	188%
62 to 64	22	42	62	71	69	47	214%
65 to 69	30	51	82	92	84	54	180%
70 to 74	27	40	64	74	81	54	200%
75 to 79	11	13	25	38	45	34	309%
80 to 84	16	19	31	49	60	44	275%
85 and over	13	16	19	29	42	29	223%
Median Age	25.4	26.3	26.4	27.5	28.4	3.0	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,433	2,634	3,080	3,150	3,148	715	29%
Hispanic	2,224	2,456	2,897	2,989	3,009	785	35%
Non-Hispanic	209	178	183	161	139	-70	-33%
White	82	67	69	61	51	-31	-38%
Black	106	93	94	81	69	-37	-35%
American Indian	9	7	7	6	6	-3	-33%
Asian	0	0	0	0	0	0	0%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	1	1	1	1	1	0	0%
Two or More Races	10	9	11	11	11	1	10%

GROWTH TRENDS IN TOTAL POPULATION



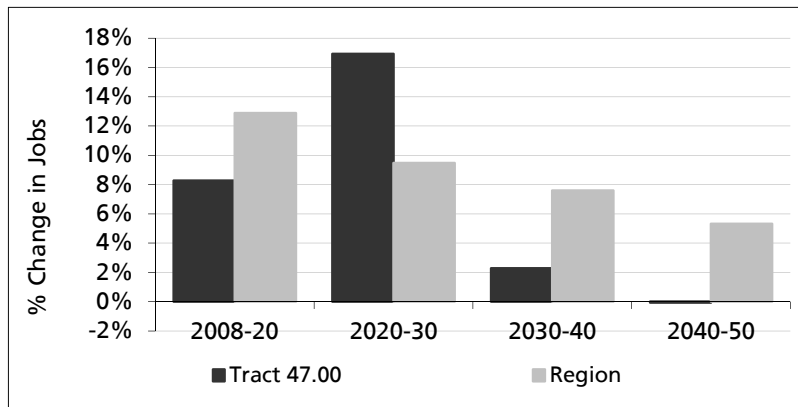
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	732	734	819	920	924	192	26%
Civilian Jobs	732	734	819	920	924	192	26%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	78	78	78	78	78	0	0%
Developed Acres	77	77	78	78	78	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	22	22	20	20	20	-2	-11%
Multiple Family	7	7	7	7	7	0	-2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	8	8	8	8	--
Industrial	5	5	3	3	3	-2	-41%
Commercial/Services	4	4	2	1	1	-3	-65%
Office	0	0	0	0	0	0	-100%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	33	33	33	33	33	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	1	1	0	0	0	-1	-100%
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	-100%
Industrial	1	1	0	0	0	-1	-100%
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	48.4	48.4	56.7	63.8	64.1	15.8	33%
Residential Density⁴	26.5	26.5	28.5	28.9	28.9	2.3	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).