

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 44.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,021	4,536	4,615	4,769	4,744	723	18%
Household Population	3,926	4,407	4,439	4,534	4,464	538	14%
Group Quarters Population	95	129	176	235	280	185	195%
Civilian	95	129	176	235	280	185	195%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,835	2,053	2,067	2,114	2,116	281	15%
Single Family	1,447	1,422	1,434	1,476	1,478	31	2%
Multiple Family	388	631	633	638	638	250	64%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,700	1,877	1,905	1,945	1,943	243	14%
Single Family	1,335	1,344	1,371	1,415	1,418	83	6%
Multiple Family	365	533	534	530	525	160	44%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.4%	8.6%	7.8%	8.0%	8.2%	0.8	11%
Single Family	7.7%	5.5%	4.4%	4.1%	4.1%	-3.6	-47%
Multiple Family	5.9%	15.5%	15.6%	16.9%	17.7%	11.8	200%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.31	2.35	2.33	2.33	2.30	-0.01	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	305	268	242	235	215	-90	-30%
\$15,000-\$29,999	371	356	353	353	341	-30	-8%
\$30,000-\$44,999	288	291	291	291	291	3	1%
\$45,000-\$59,999	211	249	249	256	256	45	21%
\$60,000-\$74,999	182	226	229	237	238	56	31%
\$75,000-\$99,999	155	235	267	275	278	123	79%
\$100,000-\$124,999	60	109	122	136	147	87	145%
\$125,000-\$149,999	54	52	59	65	75	21	39%
\$150,000-\$199,999	48	71	73	77	82	34	71%
\$200,000 or more	26	20	20	20	20	-6	-23%
Total Households	1,700	1,877	1,905	1,945	1,943	243	14%
Median Household Income							
Adjusted for inflation (\$1999)	\$39,063	\$46,416	\$49,006	\$50,479	\$52,295	\$13,232	34%

***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.

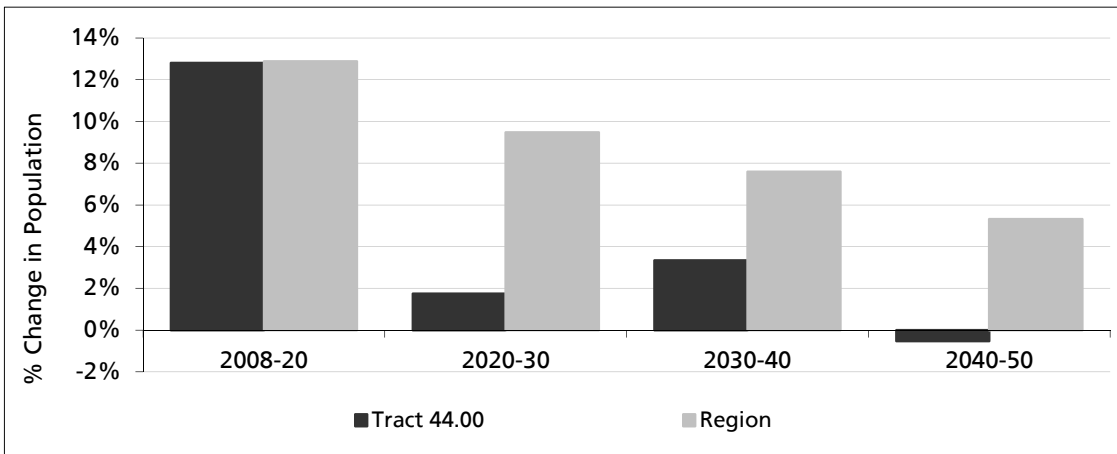
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,021	4,536	4,615	4,769	4,744	723	18%
Under 5	243	258	256	251	228	-15	-6%
5 to 9	196	245	233	234	222	26	13%
10 to 14	200	250	235	239	239	39	20%
15 to 17	125	135	136	134	133	8	6%
18 to 19	96	93	102	98	101	5	5%
20 to 24	185	183	224	218	216	31	17%
25 to 29	220	263	247	255	246	26	12%
30 to 34	332	352	308	338	310	-22	-7%
35 to 39	448	401	447	433	408	-40	-9%
40 to 44	429	404	412	379	400	-29	-7%
45 to 49	406	384	322	371	361	-45	-11%
50 to 54	360	382	349	366	333	-27	-8%
55 to 59	260	355	325	288	335	75	29%
60 to 61	87	134	136	134	155	68	78%
62 to 64	92	168	176	186	183	91	99%
65 to 69	88	167	201	200	182	94	107%
70 to 74	76	140	192	206	218	142	187%
75 to 79	64	85	136	172	173	109	170%
80 to 84	56	63	99	142	148	92	164%
85 and over	58	74	79	125	153	95	164%
Median Age	39.6	41.1	41.5	42.4	43.4	3.8	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,021	4,536	4,615	4,769	4,744	723	18%
Hispanic	1,660	2,194	2,388	2,676	2,845	1,185	71%
Non-Hispanic	2,361	2,342	2,227	2,093	1,899	-462	-20%
White	1,904	1,848	1,730	1,590	1,398	-506	-27%
Black	186	193	182	165	150	-36	-19%
American Indian	15	13	12	12	12	-3	-20%
Asian	119	142	149	164	175	56	47%
Hawaiian / Pacific Islander	8	10	10	11	12	4	50%
Other	1	1	1	1	1	0	0%
Two or More Races	128	135	143	150	151	23	18%

GROWTH TRENDS IN TOTAL POPULATION



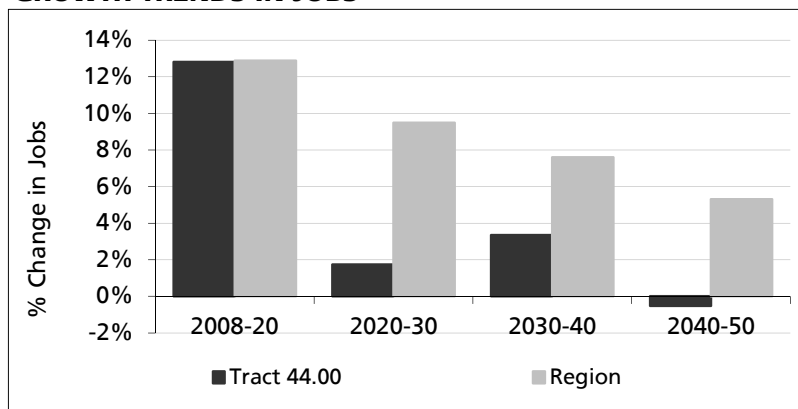
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	591	630	711	713	713	122	21%
Civilian Jobs	591	630	711	713	713	122	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	234	234	234	234	234	0	0%
Developed Acres	231	231	233	233	233	2	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	116	112	112	112	112	-4	-3%
Multiple Family	10	15	15	15	15	5	47%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	-25%
Mixed Use	0	4	4	4	4	4	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	7	4	5	5	5	-2	-32%
Office	0	0	0	0	0	0	0%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	79	79	79	79	79	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	14	14	14	14	14	0	0%
Vacant Developable Acres	3	2	1	1	0	-2	-81%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	1	1	0	-2	-80%
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	-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	49.8	60.7	62.3	63.1	63.1	13.4	27%
Residential Density⁴	14.5	16.0	16.0	16.4	16.4	1.9	13%

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).