

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.48



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,459	5,537	5,627	5,651	5,694	235	4%
Household Population	5,431	5,496	5,554	5,540	5,552	121	2%
Group Quarters Population	28	41	73	111	142	114	407%
Civilian	28	41	73	111	142	114	407%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,808	1,808	1,808	1,809	1,809	1	0%
Single Family	1,264	1,264	1,264	1,265	1,265	1	0%
Multiple Family	544	544	544	544	544	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,728	1,746	1,748	1,749	1,750	22	1%
Single Family	1,207	1,224	1,230	1,231	1,232	25	2%
Multiple Family	521	522	518	518	518	-3	-1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.4%	3.4%	3.3%	3.3%	3.3%	-1.1	-25%
Single Family	4.5%	3.2%	2.7%	2.7%	2.6%	-1.9	-42%
Multiple Family	4.2%	4.0%	4.8%	4.8%	4.8%	0.6	14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.14	3.15	3.18	3.17	3.17	0.03	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	54	43	41	33	29	-25	-46%
\$15,000-\$29,999	162	135	128	107	91	-71	-44%
\$30,000-\$44,999	265	239	235	199	174	-91	-34%
\$45,000-\$59,999	261	250	250	223	200	-61	-23%
\$60,000-\$74,999	254	251	251	242	229	-25	-10%
\$75,000-\$99,999	334	331	329	328	323	-11	-3%
\$100,000-\$124,999	191	209	209	212	212	21	11%
\$125,000-\$149,999	90	124	126	137	143	53	59%
\$150,000-\$199,999	99	147	162	234	269	170	172%
\$200,000 or more	18	17	17	34	80	62	344%
Total Households	1,728	1,746	1,748	1,749	1,750	22	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$67,205	\$72,311	\$73,147	\$80,373	\$86,765	\$19,560	29%

***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.

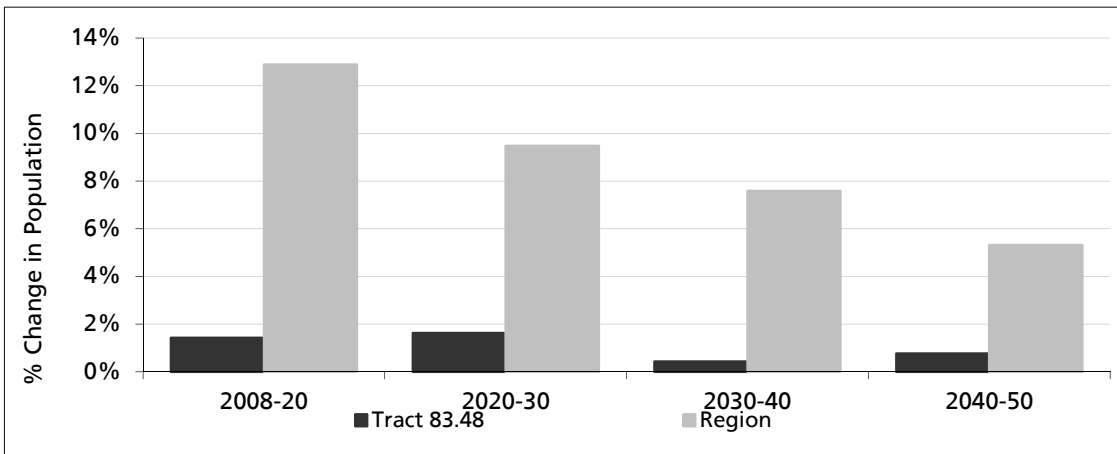
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,459	5,537	5,627	5,651	5,694	235	4%
Under 5	302	273	265	261	241	-61	-20%
5 to 9	299	303	294	286	280	-19	-6%
10 to 14	342	378	346	338	345	3	1%
15 to 17	191	186	183	180	178	-13	-7%
18 to 19	146	110	127	126	125	-21	-14%
20 to 24	324	281	323	304	302	-22	-7%
25 to 29	388	391	400	385	387	-1	0%
30 to 34	470	484	437	479	450	-20	-4%
35 to 39	565	501	503	510	512	-53	-9%
40 to 44	502	445	463	417	486	-16	-3%
45 to 49	518	442	400	429	431	-87	-17%
50 to 54	478	442	427	442	405	-73	-15%
55 to 59	341	400	365	334	363	22	6%
60 to 61	123	165	162	165	184	61	50%
62 to 64	113	198	204	207	216	103	91%
65 to 69	128	233	282	275	267	139	109%
70 to 74	79	121	166	156	151	72	91%
75 to 79	78	92	156	177	169	91	117%
80 to 84	42	49	74	101	103	61	145%
85 and over	30	43	50	79	99	69	230%
Median Age	37.4	38.6	39.4	39.6	40.3	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,459	5,537	5,627	5,651	5,694	235	4%
Hispanic	585	653	707	751	794	209	36%
Non-Hispanic	4,874	4,884	4,920	4,900	4,900	26	1%
White	1,777	1,498	1,437	1,260	1,093	-684	-38%
Black	149	157	153	152	154	5	3%
American Indian	30	86	117	123	118	88	293%
Asian	2,621	2,780	2,792	2,888	3,007	386	15%
Hawaiian / Pacific Islander	20	40	51	58	62	42	210%
Other	9	17	19	23	27	18	200%
Two or More Races	268	306	351	396	439	171	64%

GROWTH TRENDS IN TOTAL POPULATION



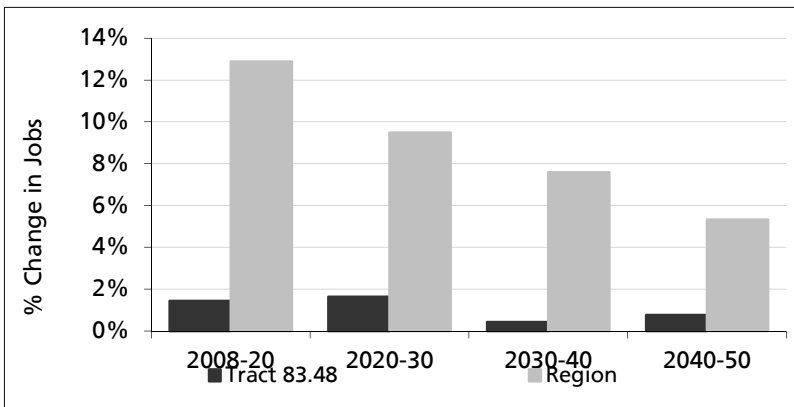
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	415	415	415	415	415	0	0%
Civilian Jobs	415	415	415	415	415	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	479	479	479	479	479	0	0%
Developed Acres	479	479	479	479	479	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	203	203	203	203	203	0	0%
Multiple Family	26	26	26	26	26	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	16	16	16	16	16	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	171	171	171	171	171	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	26.6	26.6	26.6	26.6	26.6	0.0	0%
Residential Density⁴	7.9	7.9	7.9	7.9	7.9	0.0	0%

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).