

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.44



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,100	3,341	3,393	3,527	3,606	506	16%
Household Population	3,083	3,316	3,357	3,480	3,545	462	15%
Group Quarters Population	17	25	36	47	61	44	259%
Civilian	17	25	36	47	61	44	259%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,282	1,282	1,282	1,301	1,301	19	1%
Single Family	1,207	1,207	1,207	1,207	1,207	0	0%
Multiple Family	75	75	75	94	94	19	25%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,171	1,223	1,230	1,249	1,249	78	7%
Single Family	1,097	1,168	1,172	1,172	1,173	76	7%
Multiple Family	74	55	58	77	76	2	3%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.7%	4.6%	4.1%	4.0%	4.0%	-4.7	-54%
Single Family	9.1%	3.2%	2.9%	2.9%	2.8%	-6.3	-69%
Multiple Family	1.3%	26.7%	22.7%	18.1%	19.1%	17.8	1369%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.63	2.71	2.73	2.79	2.84	0.21	8%

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	103	94	84	79	74	-29	-28%
\$15,000-\$29,999	129	123	106	97	89	-40	-31%
\$30,000-\$44,999	152	147	137	131	124	-28	-18%
\$45,000-\$59,999	126	132	122	121	120	-6	-5%
\$60,000-\$74,999	138	138	136	137	137	-1	-1%
\$75,000-\$99,999	168	182	187	191	191	23	14%
\$100,000-\$124,999	148	163	169	181	190	42	28%
\$125,000-\$149,999	47	80	103	115	120	73	155%
\$150,000-\$199,999	79	99	117	121	123	44	56%
\$200,000 or more	81	65	69	76	81	0	0%
Total Households	1,171	1,223	1,230	1,249	1,249	78	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$68,207	\$72,554	\$79,011	\$82,788	\$85,537	\$17,330	25%

***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.

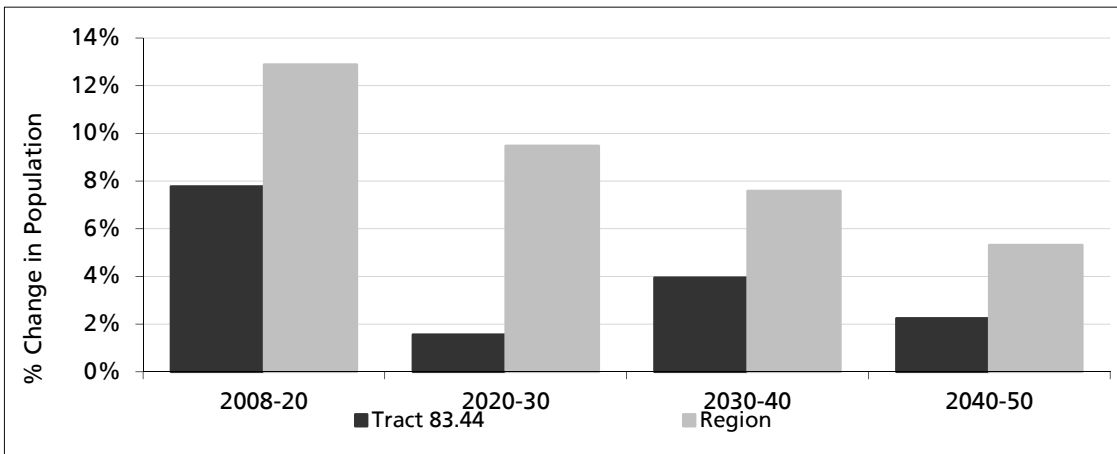
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,100	3,341	3,393	3,527	3,606	506	16%
Under 5	91	82	80	77	71	-20	-22%
5 to 9	100	92	91	91	90	-10	-10%
10 to 14	163	162	150	154	154	-9	-6%
15 to 17	99	87	80	84	83	-16	-16%
18 to 19	86	70	65	62	61	-25	-29%
20 to 24	183	168	173	166	166	-17	-9%
25 to 29	203	231	223	213	215	12	6%
30 to 34	185	189	168	187	178	-7	-4%
35 to 39	150	117	132	133	130	-20	-13%
40 to 44	217	163	175	173	181	-36	-17%
45 to 49	248	200	173	207	215	-33	-13%
50 to 54	257	225	191	218	207	-50	-19%
55 to 59	253	290	242	218	267	14	6%
60 to 61	121	149	131	123	154	33	27%
62 to 64	144	230	204	196	208	64	44%
65 to 69	218	373	423	391	364	146	67%
70 to 74	129	223	282	261	242	113	88%
75 to 79	95	111	172	196	168	73	77%
80 to 84	74	70	111	157	152	78	105%
85 and over	84	109	127	220	300	216	257%
Median Age	46.5	52.4	54.9	55.0	56.0	9.5	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,100	3,341	3,393	3,527	3,606	506	16%
Hispanic	283	359	402	462	514	231	82%
Non-Hispanic	2,817	2,982	2,991	3,065	3,092	275	10%
White	2,266	2,249	2,142	2,087	2,000	-266	-12%
Black	55	58	54	51	48	-7	-13%
American Indian	15	40	50	55	56	41	273%
Asian	374	463	523	597	666	292	78%
Hawaiian / Pacific Islander	12	48	70	89	104	92	767%
Other	5	7	7	7	7	2	40%
Two or More Races	90	117	145	179	211	121	134%

GROWTH TRENDS IN TOTAL POPULATION



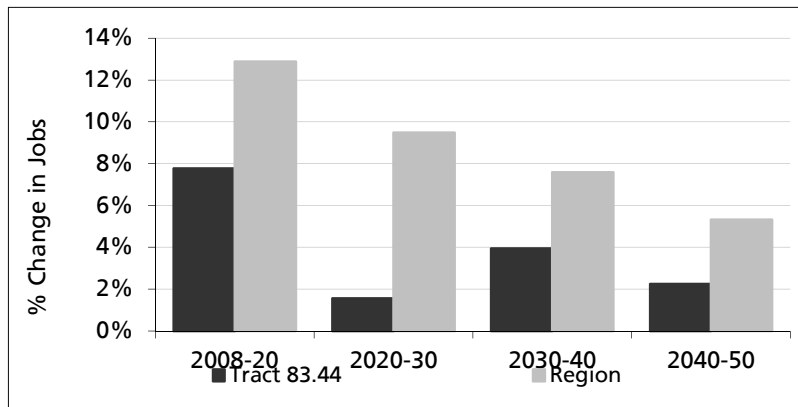
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	540	669	917	1,292	1,624	1,084	201%
Civilian Jobs	540	669	917	1,292	1,624	1,084	201%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	539	539	539	539	539	0	0%
Developed Acres	523	525	528	534	539	16	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	232	232	232	232	232	0	0%
Multiple Family	4	4	4	4	4	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	2	2	2	2	2	0	0%
Commercial/Services	1	2	6	11	16	16	2622%
Office	1	1	1	1	1	0	0%
Schools	64	64	64	64	64	0	0%
Roads and Freeways	132	132	132	132	132	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	88	88	88	88	88	0	0%
Vacant Developable Acres	16	14	10	5	0	-16	-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	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	16	14	10	5	0	-16	-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	8.1	9.7	12.7	16.6	19.6	11.6	144%
Residential Density⁴	5.4	5.4	5.4	5.5	5.5	0.1	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).