

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.58



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,097	7,493	7,659	8,053	8,099	1,002	14%
Household Population	7,005	7,365	7,472	7,801	7,799	794	11%
Group Quarters Population	92	128	187	252	300	208	226%
Civilian	92	128	187	252	300	208	226%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,223	2,336	2,336	2,437	2,437	214	10%
Single Family	1,699	1,699	1,699	1,699	1,699	0	0%
Multiple Family	363	637	637	738	738	375	103%
Mobile Homes	161	0	0	0	0	-161	-100%
Occupied Housing Units	2,152	2,248	2,254	2,356	2,361	209	10%
Single Family	1,651	1,643	1,648	1,651	1,655	4	0%
Multiple Family	350	605	606	705	706	356	102%
Mobile Homes	151	0	0	0	0	-151	-100%
Vacancy Rate	3.2%	3.8%	3.5%	3.3%	3.1%	-0.1	-3%
Single Family	2.8%	3.3%	3.0%	2.8%	2.6%	-0.2	-7%
Multiple Family	3.6%	5.0%	4.9%	4.5%	4.3%	0.7	19%
Mobile Homes	6.2%	0.0%	0.0%	0.0%	0.0%	-6.2	-100%
Persons per Household	3.26	3.28	3.31	3.31	3.30	0.04	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	201	164	150	118	92	-109	-54%
\$15,000-\$29,999	264	205	187	138	107	-157	-59%
\$30,000-\$44,999	454	416	401	349	305	-149	-33%
\$45,000-\$59,999	357	341	341	304	269	-88	-25%
\$60,000-\$74,999	308	300	300	278	249	-59	-19%
\$75,000-\$99,999	352	392	393	399	383	31	9%
\$100,000-\$124,999	130	229	234	285	304	174	134%
\$125,000-\$149,999	57	120	143	227	274	217	381%
\$150,000-\$199,999	16	46	70	172	250	234	1463%
\$200,000 or more	13	35	35	86	128	115	885%
Total Households	2,152	2,248	2,254	2,356	2,361	209	10%
Median Household Income							
Adjusted for inflation (\$1999)	\$51,597	\$59,912	\$62,400	\$74,514	\$85,346	\$33,749	65%

***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.

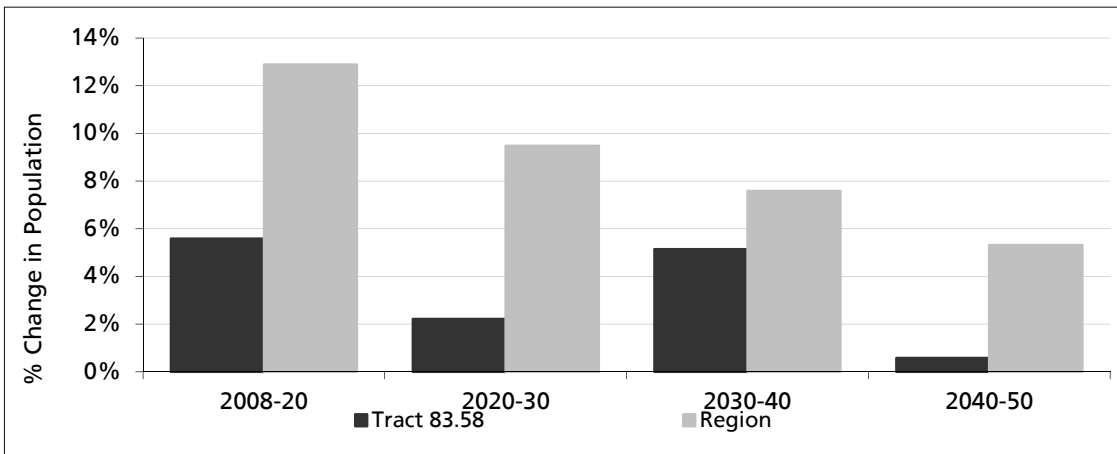
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,097	7,493	7,659	8,053	8,099	1,002	14%
Under 5	437	396	373	378	360	-77	-18%
5 to 9	388	418	390	393	385	-3	-1%
10 to 14	402	431	385	387	378	-24	-6%
15 to 17	307	285	265	264	259	-48	-16%
18 to 19	185	141	145	141	134	-51	-28%
20 to 24	449	389	442	414	394	-55	-12%
25 to 29	547	548	521	534	509	-38	-7%
30 to 34	530	531	438	510	469	-61	-12%
35 to 39	583	509	499	505	502	-81	-14%
40 to 44	593	547	545	518	569	-24	-4%
45 to 49	571	510	460	510	510	-61	-11%
50 to 54	492	485	471	511	473	-19	-4%
55 to 59	420	527	478	459	515	95	23%
60 to 61	157	218	213	218	247	90	57%
62 to 64	172	313	318	315	333	161	94%
65 to 69	229	414	491	477	459	230	100%
70 to 74	171	271	387	406	416	245	143%
75 to 79	218	266	444	528	516	298	137%
80 to 84	118	127	207	290	296	178	151%
85 and over	128	167	187	295	375	247	193%
Median Age	37.6	40.9	43.4	44.8	45.9	8.3	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,097	7,493	7,659	8,053	8,099	1,002	14%
Hispanic	994	1,146	1,243	1,375	1,446	452	45%
Non-Hispanic	6,103	6,347	6,416	6,678	6,653	550	9%
White	2,205	1,927	1,854	1,699	1,464	-741	-34%
Black	335	377	367	378	380	45	13%
American Indian	20	59	80	87	81	61	305%
Asian	3,061	3,361	3,384	3,654	3,786	725	24%
Hawaiian / Pacific Islander	45	90	118	143	156	111	247%
Other	21	40	44	50	51	30	143%
Two or More Races	416	493	569	667	735	319	77%

GROWTH TRENDS IN TOTAL POPULATION



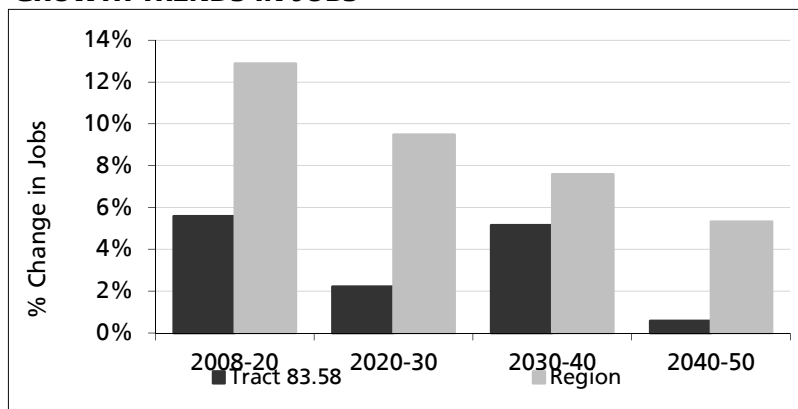
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,508	1,508	1,508	1,508	1,529	21	1%
Civilian Jobs	1,508	1,508	1,508	1,508	1,529	21	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	468	468	468	468	468	0	0%
Developed Acres	468	468	468	468	468	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	206	206	206	206	206	0	0%
Multiple Family	12	32	32	32	32	20	165%
Mobile Homes	20	0	0	0	0	-20	-100%
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	24	24	24	24	24	0	0%
Office	2	2	2	2	2	0	0%
Schools	98	98	98	98	98	0	0%
Roads and Freeways	92	92	92	92	92	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	13	13	13	13	13	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	12.1	12.1	12.1	12.1	12.3	0.2	1%
Residential Density⁴	9.3	9.8	9.8	10.2	10.2	0.9	10%

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).