

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.57



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,577	4,606	4,668	4,929	5,425	848	19%
Household Population	4,560	4,580	4,631	4,879	5,369	809	18%
Group Quarters Population	17	26	37	50	56	39	229%
Civilian	17	26	37	50	56	39	229%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,499	1,499	1,499	1,578	1,729	230	15%
Single Family	792	792	792	792	942	150	19%
Multiple Family	707	707	707	786	787	80	11%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,451	1,446	1,445	1,523	1,675	224	15%
Single Family	768	762	765	765	915	147	19%
Multiple Family	683	684	680	758	760	77	11%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.2%	3.5%	3.6%	3.5%	3.1%	-0.1	-3%
Single Family	3.0%	3.8%	3.4%	3.4%	2.9%	-0.1	-3%
Multiple Family	3.4%	3.3%	3.8%	3.6%	3.4%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.14	3.17	3.20	3.20	3.21	0.07	2%

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	129	104	97	79	69	-60	-47%
\$15,000-\$29,999	192	156	150	122	105	-87	-45%
\$30,000-\$44,999	233	202	190	153	123	-110	-47%
\$45,000-\$59,999	247	229	228	204	185	-62	-25%
\$60,000-\$74,999	237	236	236	229	217	-20	-8%
\$75,000-\$99,999	225	239	240	248	245	20	9%
\$100,000-\$124,999	108	149	149	177	208	100	93%
\$125,000-\$149,999	40	67	80	129	186	146	365%
\$150,000-\$199,999	24	44	54	112	202	178	742%
\$200,000 or more	16	20	21	70	135	119	744%
Total Households	1,451	1,446	1,445	1,523	1,675	224	15%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,415	\$62,034	\$63,655	\$73,330	\$89,133	\$33,718	61%

***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.

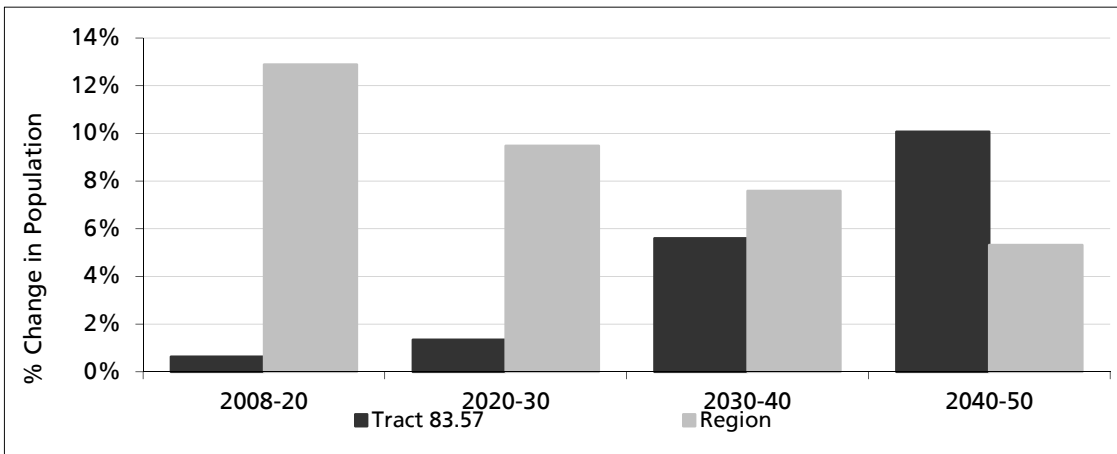
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,577	4,606	4,668	4,929	5,425	848	19%
Under 5	264	229	206	210	219	-45	-17%
5 to 9	291	282	263	258	276	-15	-5%
10 to 14	290	335	295	291	325	35	12%
15 to 17	155	145	151	144	163	8	5%
18 to 19	101	75	82	77	82	-19	-19%
20 to 24	283	224	263	248	259	-24	-8%
25 to 29	277	254	243	265	272	-5	-2%
30 to 34	360	343	286	334	338	-22	-6%
35 to 39	426	361	350	360	387	-39	-9%
40 to 44	412	371	369	358	434	22	5%
45 to 49	398	346	314	348	380	-18	-5%
50 to 54	366	342	332	357	367	1	0%
55 to 59	304	376	341	328	396	92	30%
60 to 61	85	117	110	113	137	52	61%
62 to 64	70	121	127	133	150	80	114%
65 to 69	128	230	275	285	290	162	127%
70 to 74	110	166	235	237	277	167	152%
75 to 79	108	123	210	258	276	168	156%
80 to 84	72	77	117	169	193	121	168%
85 and over	77	89	99	156	204	127	165%
Median Age	38.1	40.7	42.6	43.9	44.5	6.4	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,577	4,606	4,668	4,929	5,425	848	19%
Hispanic	502	545	586	645	738	236	47%
Non-Hispanic	4,075	4,061	4,082	4,284	4,687	612	15%
White	1,125	924	881	803	754	-371	-33%
Black	189	199	192	197	215	26	14%
American Indian	6	17	23	24	24	18	300%
Asian	2,434	2,509	2,504	2,695	3,028	594	24%
Hawaiian / Pacific Islander	46	89	116	141	166	120	261%
Other	29	50	53	60	67	38	131%
Two or More Races	246	273	313	364	433	187	76%

GROWTH TRENDS IN TOTAL POPULATION



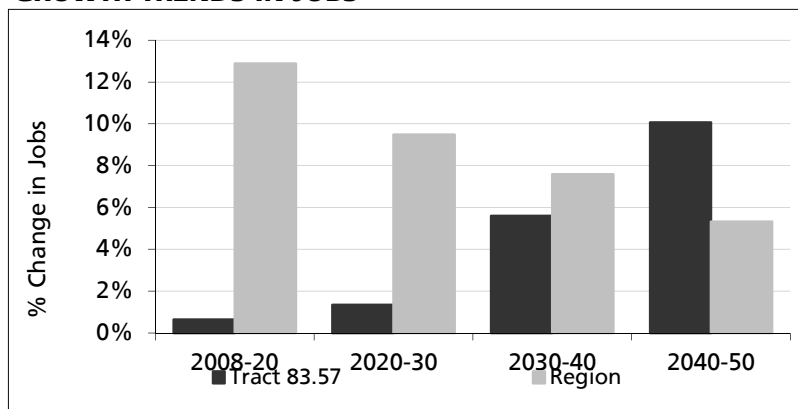
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	752	752	752	771	1,044	292	39%
Civilian Jobs	752	752	752	771	1,044	292	39%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	220	220	220	220	220	0	0%
Developed Acres	217	217	217	217	220	4	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	98	98	98	98	98	0	0%
Multiple Family	27	27	27	27	27	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	12	12	12	12	12	0	0%
Office	5	5	5	6	9	4	66%
Schools	1	1	1	1	1	0	0%
Roads and Freeways	43	43	43	43	43	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	30	0	0%
Vacant Developable Acres	4	4	4	3	0	-4	-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	0	0	0	0	0	0	0%
Office	4	4	4	3	0	-4	-100%
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	40.1	40.1	40.1	40.6	46.7	6.6	16%
Residential Density⁴	12.0	12.0	12.0	12.6	13.8	1.8	15%

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).