

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.36



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,639	2,623	2,665	2,699	2,748	109	4%
Household Population	2,639	2,623	2,665	2,699	2,748	109	4%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	754	754	754	754	754	0	0%
Single Family	754	754	754	754	754	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	737	727	733	733	735	-2	0%
Single Family	737	727	733	733	735	-2	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.3%	3.6%	2.8%	2.8%	2.5%	0.2	9%
Single Family	2.3%	3.6%	2.8%	2.8%	2.5%	0.2	9%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.58	3.61	3.64	3.68	3.74	0.16	4%

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	8	8	8	6	5	-3	-38%
\$15,000-\$29,999	14	12	12	12	12	-2	-14%
\$30,000-\$44,999	35	32	31	31	29	-6	-17%
\$45,000-\$59,999	49	44	37	34	32	-17	-35%
\$60,000-\$74,999	145	141	131	123	118	-27	-19%
\$75,000-\$99,999	181	180	174	168	166	-15	-8%
\$100,000-\$124,999	166	157	157	157	157	-9	-5%
\$125,000-\$149,999	61	58	58	58	58	-3	-5%
\$150,000-\$199,999	58	68	69	69	69	11	19%
\$200,000 or more	20	27	56	75	89	69	345%
Total Households	737	727	733	733	735	-2	0%
Median Household Income							
Adjusted for inflation (\$1999)	\$91,229	\$92,569	\$96,193	\$98,884	\$100,876	\$9,647	11%

***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.

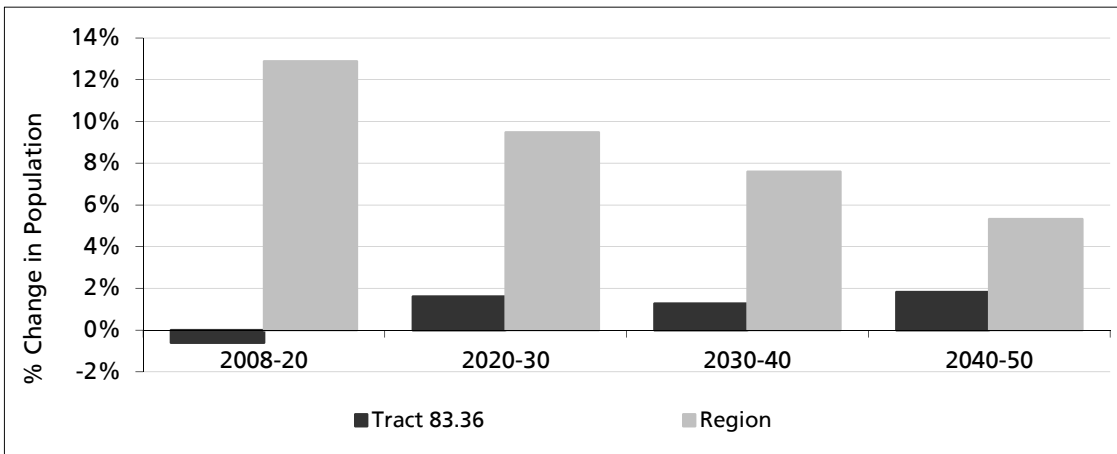
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,639	2,623	2,665	2,699	2,748	109	4%
Under 5	121	106	105	102	101	-20	-17%
5 to 9	101	91	96	93	89	-12	-12%
10 to 14	249	237	231	236	228	-21	-8%
15 to 17	152	139	136	145	144	-8	-5%
18 to 19	122	103	100	103	107	-15	-12%
20 to 24	254	226	253	243	250	-4	-2%
25 to 29	173	190	191	195	201	28	16%
30 to 34	76	82	86	95	92	16	21%
35 to 39	104	83	89	88	91	-13	-13%
40 to 44	136	103	110	104	116	-20	-15%
45 to 49	238	171	147	172	177	-61	-26%
50 to 54	255	210	186	210	201	-54	-21%
55 to 59	227	248	209	183	212	-15	-7%
60 to 61	96	120	108	98	105	9	9%
62 to 64	90	145	146	144	149	59	66%
65 to 69	111	191	219	201	192	81	73%
70 to 74	65	99	132	118	112	47	72%
75 to 79	19	23	37	41	35	16	84%
80 to 84	27	27	45	62	58	31	115%
85 and over	23	29	39	66	88	65	283%
Median Age	38.4	42.6	42.1	42.4	43.1	4.7	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,639	2,623	2,665	2,699	2,748	109	4%
Hispanic	211	247	276	310	347	136	64%
Non-Hispanic	2,428	2,376	2,389	2,389	2,401	-27	-1%
White	1,633	1,455	1,423	1,321	1,221	-412	-25%
Black	59	66	67	70	72	13	22%
American Indian	0	0	0	0	1	1	--
Asian	622	696	713	779	858	236	38%
Hawaiian / Pacific Islander	10	19	26	32	37	27	270%
Other	24	46	50	58	63	39	163%
Two or More Races	80	94	110	129	149	69	86%

GROWTH TRENDS IN TOTAL POPULATION



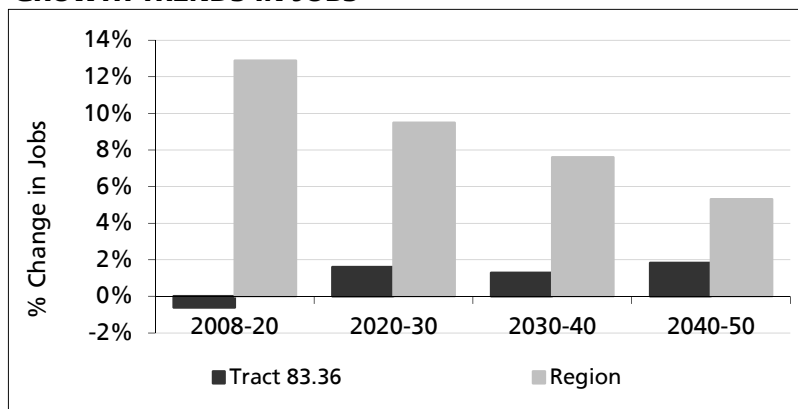
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	118	118	118	118	118	0	0%
Civilian Jobs	118	118	118	118	118	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	204	204	204	204	204	0	0%
Developed Acres	204	204	204	204	204	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	148	148	148	148	148	0	0%
Multiple Family	0	0	0	0	0	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	1	1	1	1	1	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%
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	12	12	12	12	12	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	145.3	145.3	145.3	145.3	145.3	0.0	0%
Residential Density⁴	5.1	5.1	5.1	5.1	5.1	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).