

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 46.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,066	2,212	2,228	2,320	2,314	248	12%
Household Population	2,058	2,197	2,205	2,285	2,265	207	10%
Group Quarters Population	8	15	23	35	49	41	513%
Civilian	8	15	23	35	49	41	513%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,137	1,145	1,157	1,194	1,198	61	5%
Single Family	414	414	414	415	415	1	0%
Multiple Family	723	731	743	779	783	60	8%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	971	1,007	1,012	1,044	1,043	72	7%
Single Family	357	356	359	362	363	6	2%
Multiple Family	614	651	653	682	680	66	11%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	14.6%	12.1%	12.5%	12.6%	12.9%	-1.7	-12%
Single Family	13.8%	14.0%	13.3%	12.8%	12.5%	-1.3	-9%
Multiple Family	15.1%	10.9%	12.1%	12.5%	13.2%	-1.9	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.12	2.18	2.18	2.19	2.17	0.05	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	270	230	206	187	166	-104	-39%
\$15,000-\$29,999	226	216	214	214	203	-23	-10%
\$30,000-\$44,999	212	242	244	261	264	52	25%
\$45,000-\$59,999	120	146	156	165	178	58	48%
\$60,000-\$74,999	36	45	52	63	68	32	89%
\$75,000-\$99,999	54	61	67	77	80	26	48%
\$100,000-\$124,999	22	29	30	32	33	11	50%
\$125,000-\$149,999	31	27	29	30	31	0	0%
\$150,000-\$199,999	0	11	14	15	20	20	0%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	971	1,007	1,012	1,044	1,043	72	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$29,303	\$33,564	\$35,287	\$36,954	\$38,665	\$9,362	32%

***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.

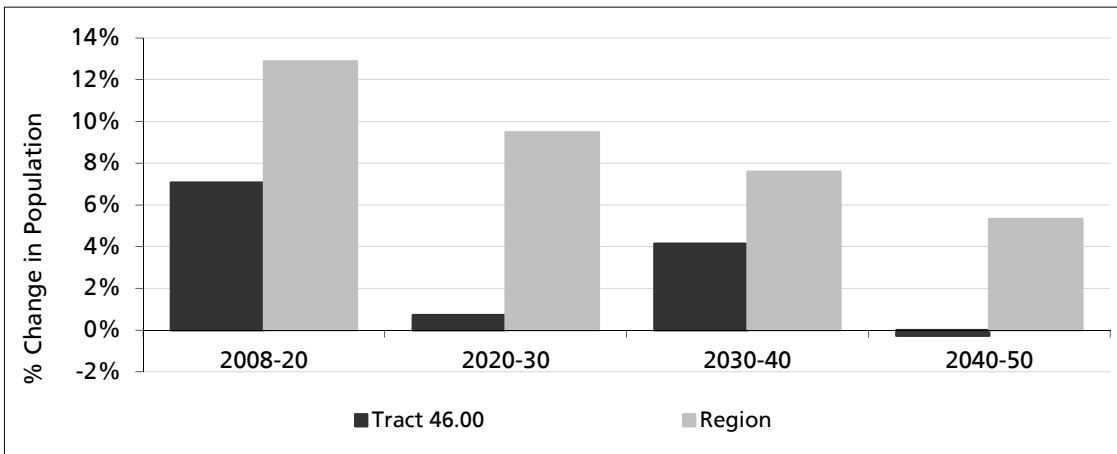
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,066	2,212	2,228	2,320	2,314	248	12%
Under 5	200	197	190	184	165	-35	-18%
5 to 9	121	145	133	134	124	3	2%
10 to 14	107	133	126	127	128	21	20%
15 to 17	78	83	83	80	80	2	3%
18 to 19	49	44	51	48	47	-2	-4%
20 to 24	80	72	93	90	91	11	14%
25 to 29	161	174	163	171	164	3	2%
30 to 34	268	260	214	243	226	-42	-16%
35 to 39	255	211	224	209	197	-58	-23%
40 to 44	163	160	152	129	151	-12	-7%
45 to 49	141	136	112	128	123	-18	-13%
50 to 54	123	128	118	116	103	-20	-16%
55 to 59	105	145	142	130	144	39	37%
60 to 61	20	26	29	28	32	12	60%
62 to 64	30	63	74	83	80	50	167%
65 to 69	38	68	94	110	109	71	187%
70 to 74	33	50	67	75	80	47	142%
75 to 79	39	48	77	102	112	73	187%
80 to 84	28	30	44	67	81	53	189%
85 and over	27	39	42	66	77	50	185%
Median Age	34.4	35.0	36.4	37.0	38.4	4.0	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,066	2,212	2,228	2,320	2,314	248	12%
Hispanic	1,186	1,415	1,491	1,634	1,702	516	44%
Non-Hispanic	880	797	737	686	612	-268	-30%
White	663	582	530	479	413	-250	-38%
Black	101	97	87	79	70	-31	-31%
American Indian	3	3	2	2	2	-1	-33%
Asian	46	49	49	54	56	10	22%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	1	1	1	1	1	0	0%
Two or More Races	65	64	67	70	69	4	6%

GROWTH TRENDS IN TOTAL POPULATION



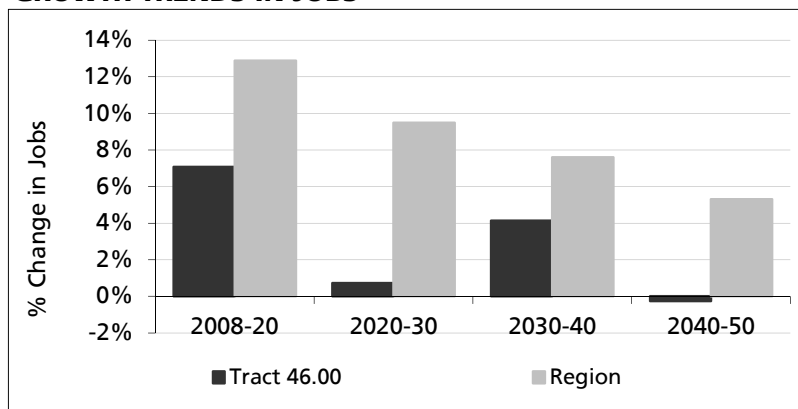
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	353	353	354	360	362	9	3%
Civilian Jobs	353	353	354	360	362	9	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	104	104	104	104	104	0	0%
Developed Acres	103	104	104	104	104	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	21	21	21	21	21	0	0%
Multiple Family	12	12	13	13	13	1	11%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	1	1	1	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	3	2	2	-1	-22%
Office	1	1	0	0	0	-1	-100%
Schools	1	1	1	1	1	0	0%
Roads and Freeways	65	65	65	65	65	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	1	1	1	1	0	-1	-64%
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	-100%
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	-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	70.4	70.4	78.0	96.6	93.9	23.5	33%
Residential Density⁴	34.5	34.4	34.3	34.5	34.6	0.1	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).