

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.47



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,751	7,406	7,546	7,564	7,601	850	13%
Household Population	6,658	7,294	7,402	7,378	7,379	721	11%
Group Quarters Population	93	112	144	186	222	129	139%
Civilian	93	112	144	186	222	129	139%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,027	2,155	2,155	2,155	2,155	128	6%
Single Family	1,735	1,863	1,863	1,863	1,863	128	7%
Multiple Family	292	292	292	292	292	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,922	2,099	2,105	2,106	2,106	184	10%
Single Family	1,639	1,818	1,826	1,827	1,827	188	11%
Multiple Family	283	281	279	279	279	-4	-1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.2%	2.6%	2.3%	2.3%	2.3%	-2.9	-56%
Single Family	5.5%	2.4%	2.0%	1.9%	1.9%	-3.6	-65%
Multiple Family	3.1%	3.8%	4.5%	4.5%	4.5%	1.4	45%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.46	3.47	3.52	3.50	3.50	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	41	37	34	28	27	-14	-34%
\$15,000-\$29,999	97	83	79	65	58	-39	-40%
\$30,000-\$44,999	181	174	170	149	129	-52	-29%
\$45,000-\$59,999	287	279	279	248	220	-67	-23%
\$60,000-\$74,999	361	371	371	354	331	-30	-8%
\$75,000-\$99,999	459	486	486	485	480	21	5%
\$100,000-\$124,999	274	328	328	330	330	56	20%
\$125,000-\$149,999	136	199	205	211	214	78	57%
\$150,000-\$199,999	63	125	136	196	225	162	257%
\$200,000 or more	23	17	17	40	92	69	300%
Total Households	1,922	2,099	2,105	2,106	2,106	184	10%
Median Household Income							
Adjusted for inflation (\$1999)	\$74,751	\$80,427	\$81,147	\$85,773	\$90,000	\$15,249	20%

***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.

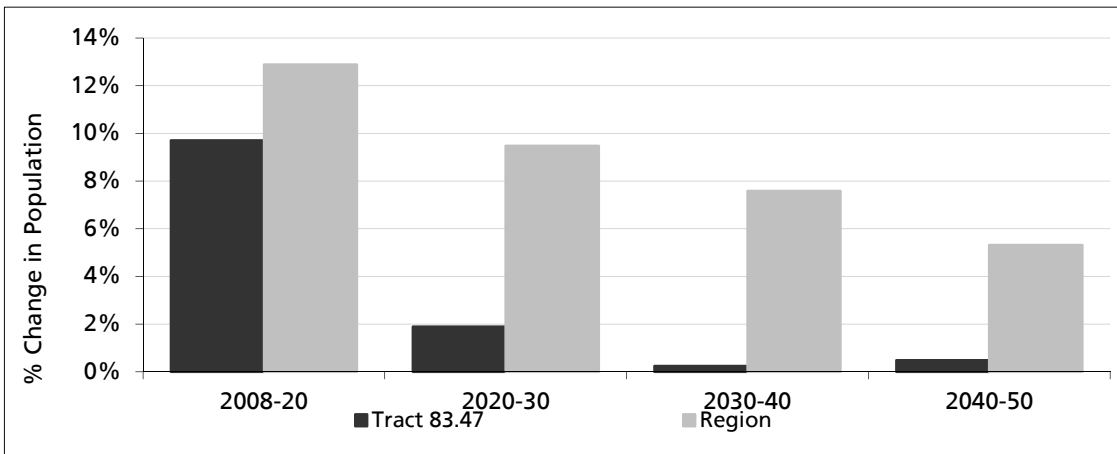
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,751	7,406	7,546	7,564	7,601	850	13%
Under 5	482	468	466	458	441	-41	-9%
5 to 9	379	423	409	403	408	29	8%
10 to 14	417	483	441	435	439	22	5%
15 to 17	254	258	261	260	273	19	7%
18 to 19	174	147	156	150	151	-23	-13%
20 to 24	476	454	508	482	483	7	1%
25 to 29	477	543	556	540	547	70	15%
30 to 34	532	598	546	622	584	52	10%
35 to 39	563	532	560	571	564	1	0%
40 to 44	600	552	569	532	601	1	0%
45 to 49	582	526	467	503	502	-80	-14%
50 to 54	549	536	513	534	492	-57	-10%
55 to 59	459	575	530	484	519	60	13%
60 to 61	136	184	171	161	176	40	29%
62 to 64	173	308	304	296	304	131	76%
65 to 69	203	387	460	420	392	189	93%
70 to 74	130	220	305	295	289	159	122%
75 to 79	72	89	151	172	163	91	126%
80 to 84	64	76	119	159	162	98	153%
85 and over	29	47	54	87	111	82	283%
Median Age	36.6	38.1	38.8	38.8	39.2	2.6	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,751	7,406	7,546	7,564	7,601	850	13%
Hispanic	676	825	900	958	1,017	341	50%
Non-Hispanic	6,075	6,581	6,646	6,606	6,584	509	8%
White	2,461	2,272	2,196	1,937	1,681	-780	-32%
Black	264	311	301	297	302	38	14%
American Indian	14	44	61	65	64	50	357%
Asian	2,971	3,451	3,495	3,635	3,794	823	28%
Hawaiian / Pacific Islander	35	76	98	114	125	90	257%
Other	19	35	38	41	44	25	132%
Two or More Races	311	392	457	517	574	263	85%

GROWTH TRENDS IN TOTAL POPULATION



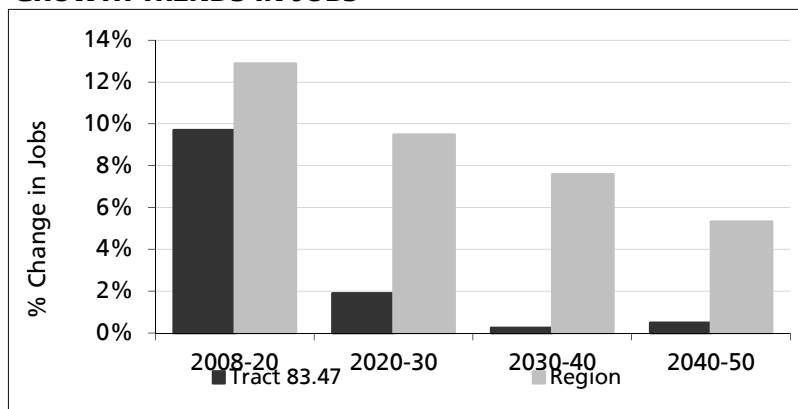
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	412	412	412	412	412	0	0%
Civilian Jobs	412	412	412	412	412	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	569	569	569	569	569	0	0%
Developed Acres	553	569	569	569	569	16	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	271	286	286	286	286	16	6%
Multiple Family	16	16	16	16	16	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	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	98	98	98	98	98	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	157	157	157	157	157	0	0%
Vacant Developable Acres	16	0	0	0	0	-16	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	0	0	0	0	-16	-100%
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	37.4	37.4	37.4	37.4	37.4	0.0	0%
Residential Density⁴	7.1	7.1	7.1	7.1	7.1	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).