

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 57.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,766	1,769	1,808	1,735	1,981	215	12%
Household Population	1,536	1,533	1,562	1,476	1,712	176	11%
Group Quarters Population	230	236	246	259	269	39	17%
Civilian	230	236	246	259	269	39	17%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,048	1,048	1,048	995	1,082	34	3%
Single Family	50	50	50	40	29	-21	-42%
Multiple Family	998	998	998	955	1,053	55	6%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	967	964	965	907	979	12	1%
Single Family	50	39	39	30	22	-28	-56%
Multiple Family	917	925	926	877	957	40	4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.7%	8.0%	7.9%	8.8%	9.5%	1.8	23%
Single Family	0.0%	22.0%	22.0%	25.0%	24.1%	24.1	0%
Multiple Family	8.1%	7.3%	7.2%	8.2%	9.1%	1.0	12%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.59	1.59	1.62	1.63	1.75	0.16	10%

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	300	244	189	157	144	-156	-52%
\$15,000-\$29,999	295	276	240	210	206	-89	-30%
\$30,000-\$44,999	243	211	205	193	183	-60	-25%
\$45,000-\$59,999	50	64	72	73	76	26	52%
\$60,000-\$74,999	37	53	61	59	65	28	76%
\$75,000-\$99,999	30	69	113	122	130	100	333%
\$100,000-\$124,999	10	28	48	49	71	61	610%
\$125,000-\$149,999	0	10	19	23	35	35	0%
\$150,000-\$199,999	2	8	9	12	36	34	1700%
\$200,000 or more	0	1	9	9	33	33	0%
Total Households	967	964	965	907	979	12	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$24,331	\$27,935	\$33,915	\$36,723	\$41,434	\$17,103	70%

***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.

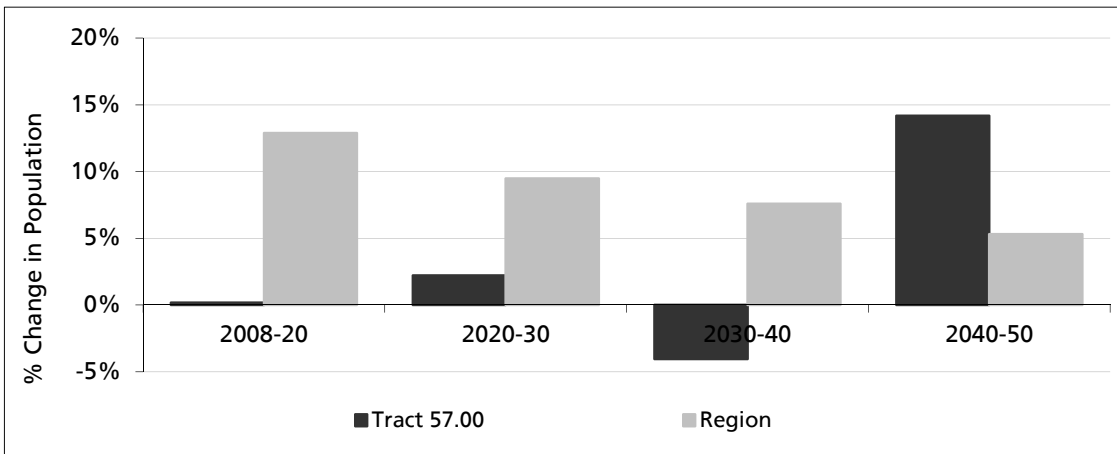
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,766	1,769	1,808	1,735	1,981	215	12%
Under 5	90	80	76	65	69	-21	-23%
5 to 9	98	98	90	75	84	-14	-14%
10 to 14	57	64	57	52	55	-2	-4%
15 to 17	37	29	27	22	24	-13	-35%
18 to 19	31	26	27	24	25	-6	-19%
20 to 24	70	57	54	44	49	-21	-30%
25 to 29	103	107	96	82	86	-17	-17%
30 to 34	231	206	173	168	172	-59	-26%
35 to 39	222	167	177	150	167	-55	-25%
40 to 44	157	128	122	101	123	-34	-22%
45 to 49	88	71	58	64	65	-23	-26%
50 to 54	73	78	79	76	78	5	7%
55 to 59	72	84	77	63	82	10	14%
60 to 61	43	58	58	52	64	21	49%
62 to 64	38	60	56	52	54	16	42%
65 to 69	67	105	119	104	109	42	63%
70 to 74	72	118	152	144	160	88	122%
75 to 79	83	97	142	160	184	101	122%
80 to 84	59	56	85	116	147	88	149%
85 and over	75	80	83	121	184	109	145%
Median Age	38.7	42.0	45.4	51.3	54.6	15.9	41%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,766	1,769	1,808	1,735	1,981	215	12%
Hispanic	574	690	763	803	994	420	73%
Non-Hispanic	1,192	1,079	1,045	932	987	-205	-17%
White	907	805	765	663	679	-228	-25%
Black	109	103	99	86	91	-18	-17%
American Indian	15	12	11	10	11	-4	-27%
Asian	76	82	88	91	112	36	47%
Hawaiian / Pacific Islander	6	6	7	8	9	3	50%
Other	15	10	10	9	10	-5	-33%
Two or More Races	64	61	65	65	75	11	17%

GROWTH TRENDS IN TOTAL POPULATION



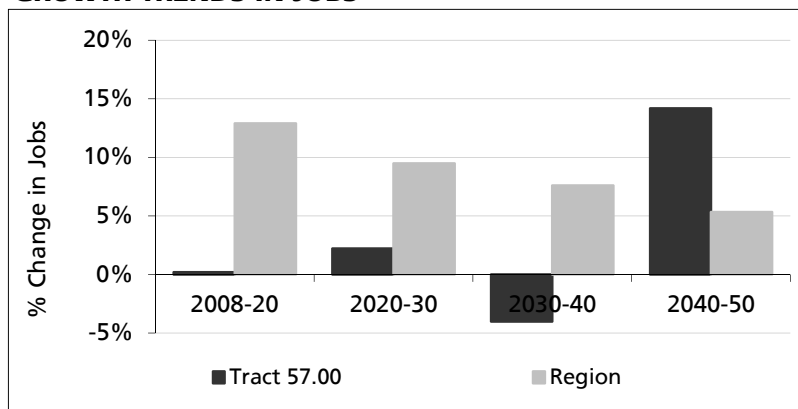
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,675	1,675	1,675	1,806	2,055	380	23%
Civilian Jobs	1,675	1,675	1,675	1,806	2,055	380	23%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	77	77	77	77	77	0	0%
Developed Acres	75	75	75	76	76	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	3	2	2	-1	-35%
Multiple Family	9	9	9	7	6	-3	-33%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	5	16	16	--
Industrial	4	4	4	3	1	-3	-85%
Commercial/Services	7	7	7	6	1	-6	-89%
Office	6	6	6	5	5	-2	-25%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	45	45	45	45	45	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	-100%
Vacant Developable Acres	1	1	1	1	0	-1	-55%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	1	0	0	-39%
Mixed Use	0	0	0	0	0	0	-75%
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	99.1	99.1	99.1	103.5	149.7	50.5	51%
Residential Density⁴	79.3	79.3	79.3	75.8	63.4	-15.9	-20%

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).