

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.55



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,468	3,534	3,623	3,678	3,717	249	7%
Household Population	3,393	3,442	3,498	3,499	3,507	114	3%
Group Quarters Population	75	92	125	179	210	135	180%
Civilian	75	92	125	179	210	135	180%
Military	0	0	0	0	0	0	0%
Total Housing Units	959	959	959	959	959	0	0%
Single Family	959	959	959	959	959	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	919	927	932	932	933	14	2%
Single Family	919	927	932	932	933	14	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.2%	3.3%	2.8%	2.8%	2.7%	-1.5	-36%
Single Family	4.2%	3.3%	2.8%	2.8%	2.7%	-1.5	-36%
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	3.69	3.71	3.75	3.75	3.76	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	7	6	5	5	2	-5	-71%
\$15,000-\$29,999	65	60	57	44	33	-32	-49%
\$30,000-\$44,999	107	94	92	78	61	-46	-43%
\$45,000-\$59,999	135	129	129	107	91	-44	-33%
\$60,000-\$74,999	153	152	152	143	129	-24	-16%
\$75,000-\$99,999	176	176	176	174	166	-10	-6%
\$100,000-\$124,999	125	134	134	139	141	16	13%
\$125,000-\$149,999	72	97	99	110	116	44	61%
\$150,000-\$199,999	50	62	71	105	147	97	194%
\$200,000 or more	29	17	17	27	47	18	62%
Total Households	919	927	932	932	933	14	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$74,265	\$78,196	\$79,403	\$87,787	\$97,666	\$23,401	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.

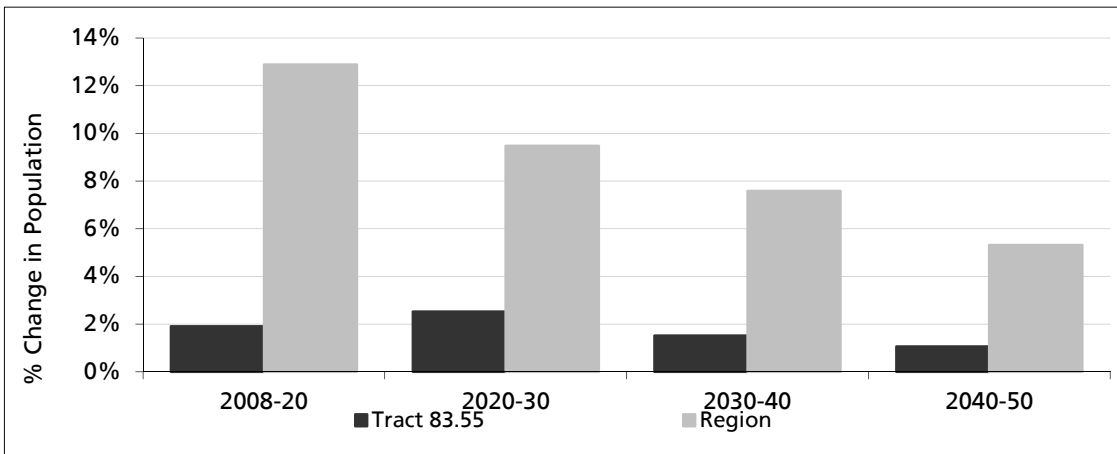
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,468	3,534	3,623	3,678	3,717	249	7%
Under 5	221	200	186	184	179	-42	-19%
5 to 9	253	272	257	249	246	-7	-3%
10 to 14	229	251	227	217	217	-12	-5%
15 to 17	101	98	104	99	96	-5	-5%
18 to 19	87	68	74	69	67	-20	-23%
20 to 24	187	156	190	174	168	-19	-10%
25 to 29	185	180	174	180	171	-14	-8%
30 to 34	246	242	208	234	218	-28	-11%
35 to 39	341	291	283	283	286	-55	-16%
40 to 44	389	356	367	342	384	-5	-1%
45 to 49	330	284	263	281	282	-48	-15%
50 to 54	255	237	217	230	216	-39	-15%
55 to 59	177	210	192	177	190	13	7%
60 to 61	69	97	96	98	103	34	49%
62 to 64	60	104	104	101	107	47	78%
65 to 69	85	154	182	171	166	81	95%
70 to 74	100	150	215	222	233	133	133%
75 to 79	70	82	140	162	162	92	131%
80 to 84	49	53	85	113	110	61	124%
85 and over	34	49	59	92	116	82	241%
Median Age	38.3	40.1	41.5	42.2	42.7	4.4	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,468	3,534	3,623	3,678	3,717	249	7%
Hispanic	264	295	325	348	367	103	39%
Non-Hispanic	3,204	3,239	3,298	3,330	3,350	146	5%
White	926	780	759	671	580	-346	-37%
Black	144	155	153	152	153	9	6%
American Indian	5	14	18	19	19	14	280%
Asian	1,942	2,061	2,099	2,182	2,261	319	16%
Hawaiian / Pacific Islander	11	22	30	35	39	28	255%
Other	9	17	18	22	24	15	167%
Two or More Races	167	190	221	249	274	107	64%

GROWTH TRENDS IN TOTAL POPULATION



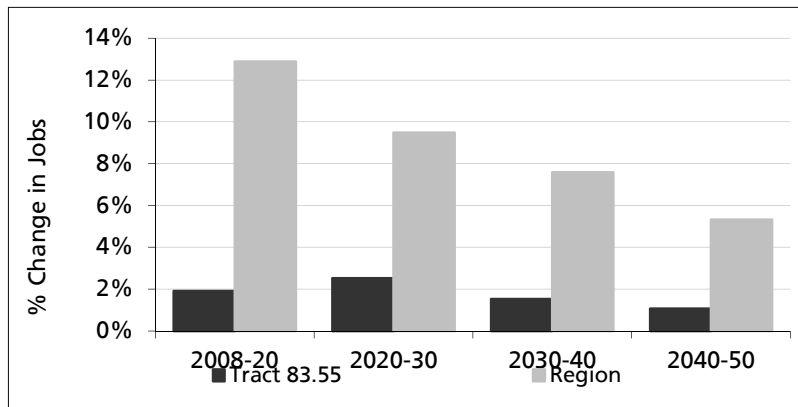
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,873	1,873	1,873	1,873	1,898	25	1%
Civilian Jobs	1,873	1,873	1,873	1,873	1,898	25	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	236	236	236	236	236	0	0%
Developed Acres	236	236	236	236	236	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	112	112	112	112	112	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	0	0	0	0	0	0	0%
Commercial/Services	27	27	27	27	27	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	64	64	64	64	64	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	23	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	49.8	49.8	49.8	49.8	50.5	0.7	1%
Residential Density⁴	8.6	8.6	8.6	8.6	8.6	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).