

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 43.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,753	3,820	3,885	3,929	4,044	291	8%
Household Population	3,660	3,724	3,779	3,808	3,916	256	7%
Group Quarters Population	93	96	106	121	128	35	38%
Civilian	93	96	106	121	128	35	38%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,846	1,851	1,851	1,851	1,915	69	4%
Single Family	1,263	1,268	1,268	1,268	1,255	-8	-1%
Multiple Family	583	583	583	583	660	77	13%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,725	1,720	1,734	1,735	1,785	60	3%
Single Family	1,185	1,213	1,226	1,227	1,214	29	2%
Multiple Family	540	507	508	508	571	31	6%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.6%	7.1%	6.3%	6.3%	6.8%	0.2	3%
Single Family	6.2%	4.3%	3.3%	3.2%	3.3%	-2.9	-47%
Multiple Family	7.4%	13.0%	12.9%	12.9%	13.5%	6.1	82%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.12	2.17	2.18	2.19	2.19	0.07	3%

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	226	174	141	126	124	-102	-45%
\$15,000-\$29,999	337	314	290	276	281	-56	-17%
\$30,000-\$44,999	317	383	411	430	452	135	43%
\$45,000-\$59,999	270	277	303	306	317	47	17%
\$60,000-\$74,999	151	166	168	169	169	18	12%
\$75,000-\$99,999	184	182	182	182	186	2	1%
\$100,000-\$124,999	100	111	111	112	118	18	18%
\$125,000-\$149,999	39	45	51	57	61	22	56%
\$150,000-\$199,999	78	64	73	73	73	-5	-6%
\$200,000 or more	23	4	4	4	4	-19	-83%
Total Households	1,725	1,720	1,734	1,735	1,785	60	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,172	\$44,569	\$46,238	\$46,740	\$46,680	\$2,508	6%

***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.

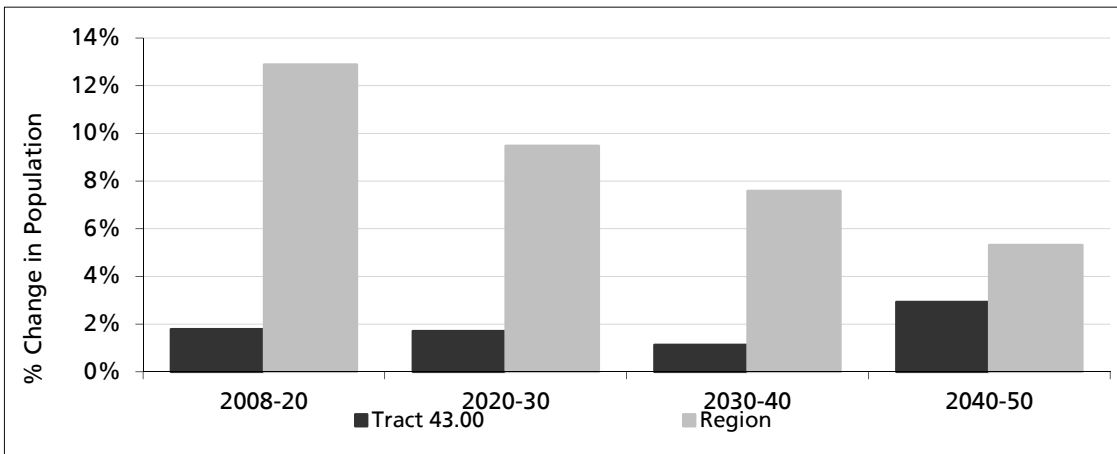
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,753	3,820	3,885	3,929	4,044	291	8%
Under 5	191	190	192	188	181	-10	-5%
5 to 9	226	236	233	231	227	1	0%
10 to 14	143	163	156	156	166	23	16%
15 to 17	97	99	100	97	105	8	8%
18 to 19	64	57	63	58	60	-4	-6%
20 to 24	146	141	171	162	166	20	14%
25 to 29	178	200	189	189	189	11	6%
30 to 34	334	322	288	319	314	-20	-6%
35 to 39	404	334	379	364	345	-59	-15%
40 to 44	466	392	402	372	410	-56	-12%
45 to 49	390	326	269	318	323	-67	-17%
50 to 54	297	269	237	251	242	-55	-19%
55 to 59	249	285	243	203	249	0	0%
60 to 61	99	136	139	131	158	59	60%
62 to 64	93	145	137	132	132	39	42%
65 to 69	125	220	266	254	244	119	95%
70 to 74	73	118	154	153	154	81	111%
75 to 79	59	67	107	124	124	65	110%
80 to 84	49	47	77	101	102	53	108%
85 and over	70	73	83	126	153	83	119%
Median Age	41.0	42.1	42.1	42.7	43.3	2.3	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,753	3,820	3,885	3,929	4,044	291	8%
Hispanic	1,237	1,510	1,663	1,853	2,075	838	68%
Non-Hispanic	2,516	2,310	2,222	2,076	1,969	-547	-22%
White	2,052	1,849	1,755	1,603	1,482	-570	-28%
Black	188	181	172	155	147	-41	-22%
American Indian	23	17	15	15	15	-8	-35%
Asian	113	127	135	147	163	50	44%
Hawaiian / Pacific Islander	2	2	2	2	2	0	0%
Other	2	2	2	2	2	0	0%
Two or More Races	136	132	141	152	158	22	16%

GROWTH TRENDS IN TOTAL POPULATION



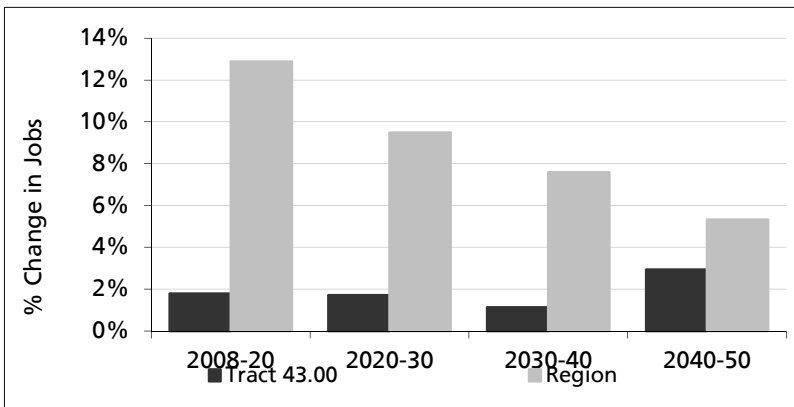
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	414	414	414	414	492	78	19%
Civilian Jobs	414	414	414	414	492	78	19%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	254	254	254	254	254	0	0%
Developed Acres	253	253	253	253	254	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	135	136	136	136	135	0	0%
Multiple Family	15	15	15	15	15	0	-1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	4	4	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	3	3	1	-2	-69%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	66	66	66	66	66	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	32	32	32	32	32	0	0%
Vacant Developable Acres	1	0	0	0	0	-1	-93%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-92%
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	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	120.6	120.6	120.6	120.6	170.9	50.3	42%
Residential Density⁴	12.2	12.2	12.2	12.2	12.6	0.4	3%

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).