

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.63



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,169	4,515	4,552	4,669	4,959	790	19%
Household Population	4,169	4,515	4,552	4,669	4,959	790	19%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,310	2,310	2,310	2,331	2,441	131	6%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2,310	2,310	2,310	2,331	2,441	131	6%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,105	2,251	2,256	2,275	2,384	279	13%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2,105	2,251	2,256	2,275	2,384	279	13%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.9%	2.6%	2.3%	2.4%	2.3%	-6.6	-74%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	8.9%	2.6%	2.3%	2.4%	2.3%	-6.6	-74%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.98	2.01	2.02	2.05	2.08	0.10	5%

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	307	272	220	192	170	-137	-45%
\$15,000-\$29,999	315	298	255	234	218	-97	-31%
\$30,000-\$44,999	345	340	307	303	297	-48	-14%
\$45,000-\$59,999	402	407	379	377	374	-28	-7%
\$60,000-\$74,999	263	281	277	280	285	22	8%
\$75,000-\$99,999	262	308	326	330	350	88	34%
\$100,000-\$124,999	121	166	195	204	224	103	85%
\$125,000-\$149,999	44	79	115	132	161	117	266%
\$150,000-\$199,999	29	65	103	119	156	127	438%
\$200,000 or more	17	35	79	104	149	132	776%
Total Households	2,105	2,251	2,256	2,275	2,384	279	13%
Median Household Income							
Adjusted for inflation (\$1999)	\$48,190	\$52,942	\$58,694	\$61,688	\$67,000	\$18,810	39%

***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.

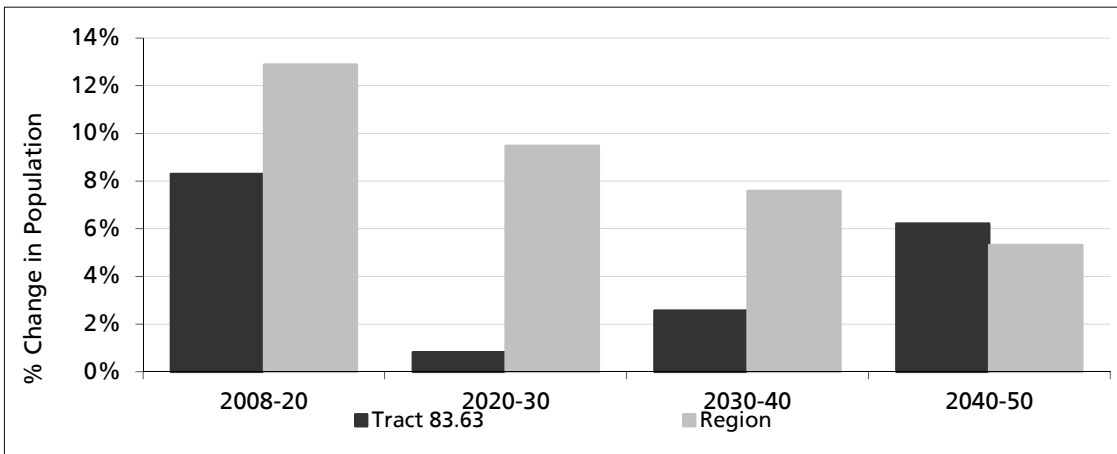
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,169	4,515	4,552	4,669	4,959	790	19%
Under 5	298	285	267	340	294	-4	-1%
5 to 9	268	307	336	365	368	100	37%
10 to 14	126	201	175	197	179	53	42%
15 to 17	74	32	71	49	49	-25	-34%
18 to 19	18	23	21	15	24	6	33%
20 to 24	20	68	45	27	30	10	50%
25 to 29	537	583	545	602	702	165	31%
30 to 34	765	784	788	797	797	32	4%
35 to 39	713	556	642	709	720	7	1%
40 to 44	451	441	389	367	475	24	5%
45 to 49	284	243	248	219	216	-68	-24%
50 to 54	137	188	170	172	274	137	100%
55 to 59	135	168	145	155	123	-12	-9%
60 to 61	70	54	103	44	55	-15	-21%
62 to 64	56	111	148	101	144	88	157%
65 to 69	85	199	185	213	168	83	98%
70 to 74	30	128	105	109	51	21	70%
75 to 79	23	52	58	41	66	43	187%
80 to 84	44	44	73	52	86	42	95%
85 and over	35	48	38	95	138	103	294%
Median Age	34.9	34.8	35.2	34.6	35.3	0.4	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,169	4,515	4,552	4,669	4,959	790	19%
Hispanic	391	488	514	551	622	231	59%
Non-Hispanic	3,778	4,027	4,038	4,118	4,337	559	15%
White	2,309	2,212	1,989	1,905	1,856	-453	-20%
Black	76	74	91	67	51	-25	-33%
American Indian	22	48	85	42	48	26	118%
Asian	1,204	1,451	1,555	1,739	1,972	768	64%
Hawaiian / Pacific Islander	0	21	45	27	50	50	--
Other	32	30	52	72	41	9	28%
Two or More Races	135	191	221	266	319	184	136%

GROWTH TRENDS IN TOTAL POPULATION



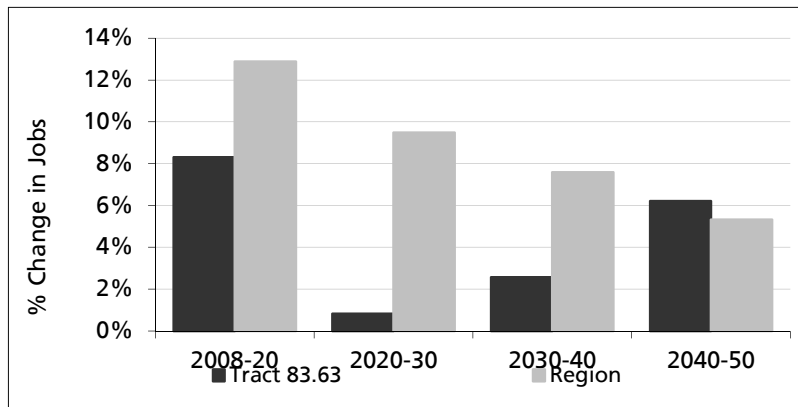
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	548	548	565	565	565	17	3%
Civilian Jobs	548	548	565	565	565	17	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	55	55	55	55	55	0	0%
Developed Acres	55	55	55	55	55	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	47	47	47	47	47	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	8	8	8	8	8	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	0	0	0	0	0	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	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	70.1	70.1	72.3	72.3	72.3	2.2	3%
Residential Density⁴	49.4	49.4	49.4	49.8	52.2	2.8	6%

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).