

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 140.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,513	4,593	4,670	4,816	4,946	433	10%
Household Population	4,391	4,458	4,518	4,639	4,755	364	8%
Group Quarters Population	122	135	152	177	191	69	57%
Civilian	122	135	152	177	191	69	57%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,258	1,272	1,272	1,289	1,322	64	5%
Single Family	1,250	1,264	1,264	1,281	1,314	64	5%
Multiple Family	8	8	8	8	8	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,217	1,235	1,237	1,254	1,288	71	6%
Single Family	1,209	1,229	1,231	1,248	1,282	73	6%
Multiple Family	8	6	6	6	6	-2	-25%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	2.9%	2.8%	2.7%	2.6%	-0.7	-21%
Single Family	3.3%	2.8%	2.6%	2.6%	2.4%	-0.9	-27%
Multiple Family	0.0%	25.0%	25.0%	25.0%	25.0%	25.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.61	3.61	3.65	3.70	3.69	0.08	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	75	58	45	39	35	-40	-53%
\$15,000-\$29,999	150	120	98	88	80	-70	-47%
\$30,000-\$44,999	242	225	199	181	164	-78	-32%
\$45,000-\$59,999	212	233	228	222	213	1	0%
\$60,000-\$74,999	189	188	213	211	205	16	8%
\$75,000-\$99,999	163	190	193	219	245	82	50%
\$100,000-\$124,999	88	131	142	146	158	70	80%
\$125,000-\$149,999	26	44	61	79	100	74	285%
\$150,000-\$199,999	13	27	37	43	55	42	323%
\$200,000 or more	59	19	21	26	33	-26	-44%
Total Households	1,217	1,235	1,237	1,254	1,288	71	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,012	\$58,809	\$63,415	\$66,896	\$71,122	\$16,110	29%

***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.

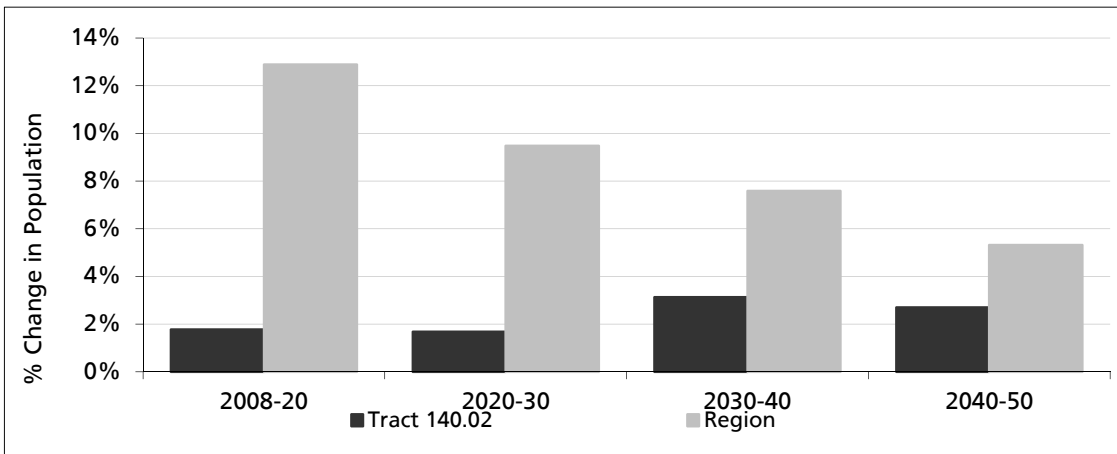
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,513	4,593	4,670	4,816	4,946	433	10%
Under 5	383	347	343	337	324	-59	-15%
5 to 9	320	320	322	327	328	8	3%
10 to 14	380	401	383	397	417	37	10%
15 to 17	261	254	248	260	277	16	6%
18 to 19	184	175	176	185	198	14	8%
20 to 24	430	425	483	503	537	107	25%
25 to 29	371	413	399	403	411	40	11%
30 to 34	279	269	240	271	267	-12	-4%
35 to 39	310	271	303	310	337	27	9%
40 to 44	334	304	306	288	361	27	8%
45 to 49	293	276	253	305	314	21	7%
50 to 54	314	304	285	308	290	-24	-8%
55 to 59	177	207	200	191	208	31	18%
60 to 61	68	75	67	64	72	4	6%
62 to 64	75	98	78	65	61	-14	-19%
65 to 69	94	146	163	142	112	18	19%
70 to 74	130	204	281	293	298	168	129%
75 to 79	52	52	72	75	60	8	15%
80 to 84	36	30	48	66	54	18	50%
85 and over	22	22	20	26	20	-2	-9%
Median Age	29.0	29.5	29.8	30.0	29.8	0.8	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,513	4,593	4,670	4,816	4,946	433	10%
Hispanic	1,559	1,808	2,002	2,236	2,466	907	58%
Non-Hispanic	2,954	2,785	2,668	2,580	2,480	-474	-16%
White	1,653	1,301	996	711	404	-1,249	-76%
Black	507	615	716	805	911	404	80%
American Indian	30	31	30	29	21	-9	-30%
Asian	438	503	567	655	739	301	69%
Hawaiian / Pacific Islander	28	29	29	30	31	3	11%
Other	11	13	15	16	18	7	64%
Two or More Races	287	293	315	334	356	69	24%

GROWTH TRENDS IN TOTAL POPULATION



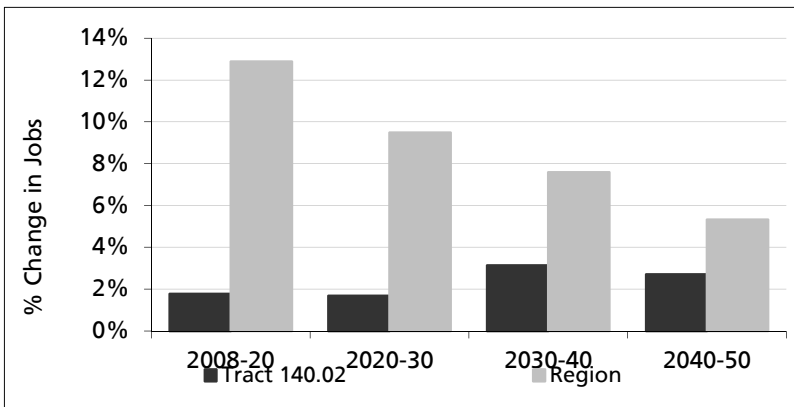
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	664	664	664	664	664	0	0%
Civilian Jobs	664	664	664	664	664	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	519	519	519	519	519	0	0%
Developed Acres	509	511	511	515	519	11	2%
Low Density Single Family	3	3	3	3	3	0	0%
Single Family	246	248	248	252	257	11	4%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	7	7	7	7	7	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	16	16	16	16	16	0	0%
Office	2	2	2	2	2	0	0%
Schools	79	79	79	79	79	0	0%
Roads and Freeways	142	142	142	142	142	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	14	14	14	14	14	0	0%
Vacant Developable Acres	11	8	8	4	0	-11	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	11	8	8	4	0	-11	-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	6.9	6.9	6.9	6.9	6.9	0.0	0%
Residential Density⁴	4.9	4.9	4.9	4.9	5.0	0.0	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).