

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 98.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,261	6,213	6,209	6,165	6,271	10	0%
Household Population	6,261	6,213	6,209	6,165	6,271	10	0%
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	2,516	2,558	2,581	2,581	2,623	107	4%
Single Family	1,571	1,571	1,571	1,571	1,571	0	0%
Multiple Family	945	987	1,010	1,010	1,052	107	11%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,443	2,441	2,472	2,468	2,512	69	3%
Single Family	1,513	1,500	1,506	1,509	1,512	-1	0%
Multiple Family	930	941	966	959	1,000	70	8%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.9%	4.6%	4.2%	4.4%	4.2%	1.3	45%
Single Family	3.7%	4.5%	4.1%	3.9%	3.8%	0.1	3%
Multiple Family	1.6%	4.7%	4.4%	5.0%	4.9%	3.3	206%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.55	2.51	2.50	2.50	-0.06	-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	229	204	180	166	156	-73	-32%
\$15,000-\$29,999	347	321	293	275	257	-90	-26%
\$30,000-\$44,999	437	425	415	404	384	-53	-12%
\$45,000-\$59,999	398	391	391	388	379	-19	-5%
\$60,000-\$74,999	405	385	389	390	388	-17	-4%
\$75,000-\$99,999	378	427	464	472	485	107	28%
\$100,000-\$124,999	124	137	164	185	203	79	64%
\$125,000-\$149,999	91	97	98	98	140	49	54%
\$150,000-\$199,999	21	21	29	35	47	26	124%
\$200,000 or more	13	33	49	55	73	60	462%
Total Households	2,443	2,441	2,472	2,468	2,512	69	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$52,858	\$55,377	\$58,350	\$60,038	\$63,093	\$10,235	19%

***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.

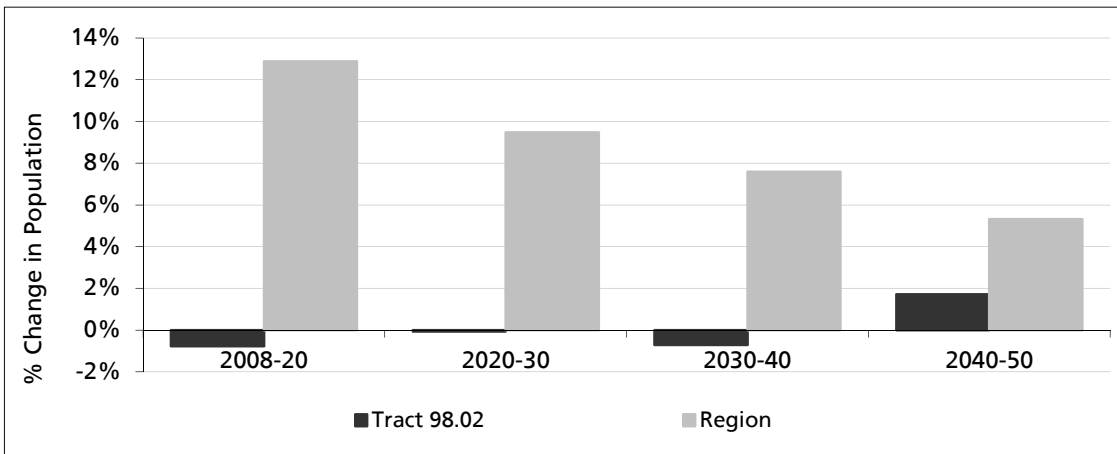
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,261	6,213	6,209	6,165	6,271	10	0%
Under 5	492	404	382	355	347	-145	-29%
5 to 9	407	366	345	323	316	-91	-22%
10 to 14	342	331	290	283	288	-54	-16%
15 to 17	214	187	155	156	160	-54	-25%
18 to 19	149	123	103	95	98	-51	-34%
20 to 24	327	292	285	266	282	-45	-14%
25 to 29	423	457	416	377	391	-32	-8%
30 to 34	441	383	336	335	306	-135	-31%
35 to 39	393	262	293	274	251	-142	-36%
40 to 44	427	328	324	294	304	-123	-29%
45 to 49	493	365	286	331	334	-159	-32%
50 to 54	438	371	296	313	307	-131	-30%
55 to 59	369	424	350	295	362	-7	-2%
60 to 61	141	186	159	139	181	40	28%
62 to 64	152	246	216	195	205	53	35%
65 to 69	237	417	487	437	410	173	73%
70 to 74	233	398	504	436	392	159	68%
75 to 79	224	278	418	455	392	168	75%
80 to 84	233	226	373	489	472	239	103%
85 and over	126	169	191	317	473	347	275%
Median Age	39.3	44.6	48.1	49.9	51.0	11.7	30%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,261	6,213	6,209	6,165	6,271	10	0%
Hispanic	959	1,155	1,254	1,345	1,465	506	53%
Non-Hispanic	5,302	5,058	4,955	4,820	4,806	-496	-9%
White	4,344	4,024	3,843	3,659	3,591	-753	-17%
Black	273	316	353	374	394	121	44%
American Indian	20	23	22	20	18	-2	-10%
Asian	354	371	395	412	432	78	22%
Hawaiian / Pacific Islander	16	22	24	26	28	12	75%
Other	8	8	8	8	8	0	0%
Two or More Races	287	294	310	321	335	48	17%

GROWTH TRENDS IN TOTAL POPULATION



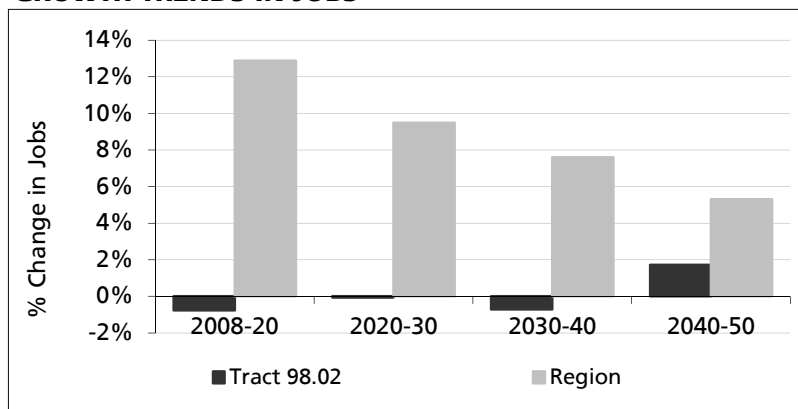
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	875	875	875	875	910	35	4%
Civilian Jobs	875	875	875	875	910	35	4%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	492	492	492	492	492	0	0%
Developed Acres	491	491	491	491	491	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	267	267	267	267	267	0	0%
Multiple Family	37	37	37	37	37	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	1	1	1	1	1	0	0%
Commercial/Services	19	19	19	19	19	0	0%
Office	1	1	1	1	1	0	0%
Schools	20	20	20	20	20	0	0%
Roads and Freeways	137	137	137	137	137	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	11	0	0%
Vacant Developable Acres	1	1	1	1	1	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	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	21.7	21.7	21.7	21.7	22.6	0.9	4%
Residential Density⁴	8.3	8.4	8.5	8.5	8.7	0.4	4%

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).