

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 202.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,239	5,395	5,632	5,751	5,815	576	11%
Household Population	5,220	5,362	5,577	5,664	5,709	489	9%
Group Quarters Population	19	33	55	87	106	87	458%
Civilian	19	33	55	87	106	87	458%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,279	1,279	1,308	1,308	1,308	29	2%
Single Family	797	797	771	771	771	-26	-3%
Multiple Family	482	482	537	537	537	55	11%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,211	1,243	1,283	1,283	1,283	72	6%
Single Family	761	775	759	759	759	-2	0%
Multiple Family	450	468	524	524	524	74	16%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.3%	2.8%	1.9%	1.9%	1.9%	-3.4	-64%
Single Family	4.5%	2.8%	1.6%	1.6%	1.6%	-2.9	-64%
Multiple Family	6.6%	2.9%	2.4%	2.4%	2.4%	-4.2	-64%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.31	4.31	4.35	4.41	4.45	0.14	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	99	88	74	61	51	-48	-48%
\$15,000-\$29,999	254	219	190	160	138	-116	-46%
\$30,000-\$44,999	268	263	246	226	208	-60	-22%
\$45,000-\$59,999	158	157	159	159	159	1	1%
\$60,000-\$74,999	257	261	262	262	262	5	2%
\$75,000-\$99,999	77	93	101	105	105	28	36%
\$100,000-\$124,999	47	73	93	93	95	48	102%
\$125,000-\$149,999	0	30	60	69	72	72	0%
\$150,000-\$199,999	4	18	49	86	112	108	2700%
\$200,000 or more	47	41	49	62	81	34	72%
Total Households	1,211	1,243	1,283	1,283	1,283	72	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,132	\$49,920	\$57,406	\$62,032	\$64,895	\$20,763	47%

***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.

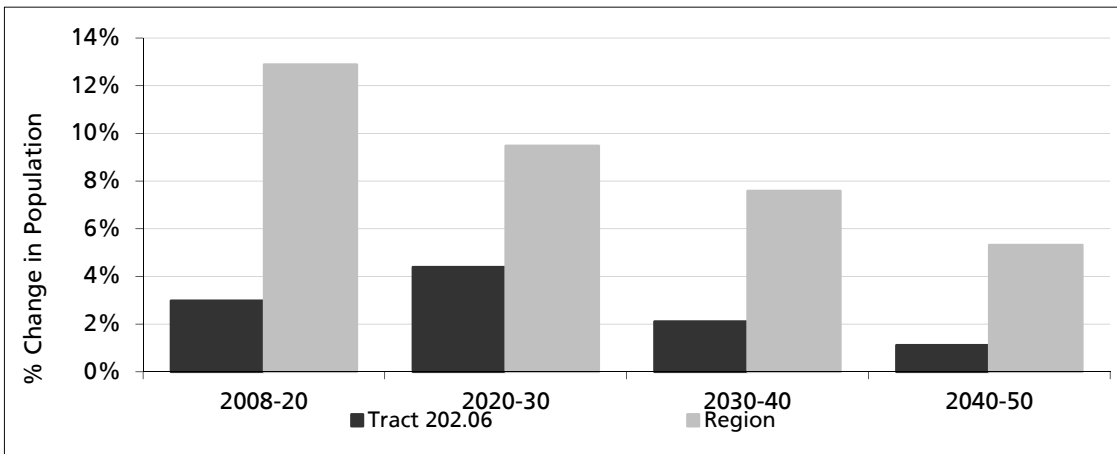
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,239	5,395	5,632	5,751	5,815	576	11%
Under 5	603	605	634	662	631	28	5%
5 to 9	424	507	502	521	509	85	20%
10 to 14	452	517	513	518	526	74	16%
15 to 17	338	321	337	327	335	-3	-1%
18 to 19	227	193	231	221	230	3	1%
20 to 24	456	388	506	490	490	34	7%
25 to 29	511	541	551	613	590	79	15%
30 to 34	434	429	387	500	495	61	14%
35 to 39	433	399	452	455	502	69	16%
40 to 44	369	400	411	361	469	100	27%
45 to 49	327	339	317	345	345	18	6%
50 to 54	239	247	256	249	220	-19	-8%
55 to 59	133	156	160	142	156	23	17%
60 to 61	43	51	46	46	46	3	7%
62 to 64	55	78	76	75	75	20	36%
65 to 69	52	74	78	64	54	2	4%
70 to 74	60	80	95	84	83	23	38%
75 to 79	39	37	43	34	20	-19	-49%
80 to 84	16	11	16	18	16	0	0%
85 and over	28	22	21	26	23	-5	-18%
Median Age	26.2	26.5	25.8	26.1	26.6	0.4	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,239	5,395	5,632	5,751	5,815	576	11%
Hispanic	3,691	4,202	4,648	4,957	5,160	1,469	40%
Non-Hispanic	1,548	1,193	984	794	655	-893	-58%
White	1,230	871	651	458	313	-917	-75%
Black	83	97	112	120	128	45	54%
American Indian	31	23	17	14	13	-18	-58%
Asian	101	97	95	92	91	-10	-10%
Hawaiian / Pacific Islander	24	32	37	38	39	15	63%
Other	4	4	4	4	4	0	0%
Two or More Races	75	69	68	68	67	-8	-11%

GROWTH TRENDS IN TOTAL POPULATION



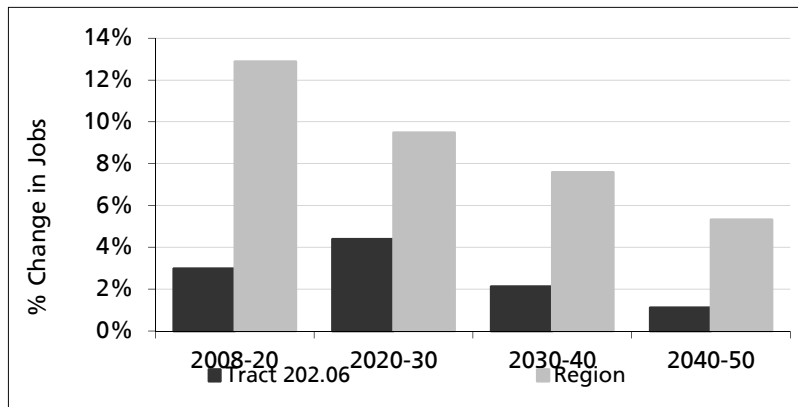
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	263	263	263	263	263	0	0%
Civilian Jobs	263	263	263	263	263	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	204	204	204	204	204	0	0%
Developed Acres	204	204	204	204	204	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	114	114	111	111	111	-3	-3%
Multiple Family	22	22	25	25	25	3	14%
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	7	7	7	7	7	0	0%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	46	46	46	46	46	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	7	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	16.8	16.8	16.8	16.8	16.8	0.0	0%
Residential Density⁴	9.4	9.4	9.6	9.6	9.6	0.2	2%

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).