

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.14



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,913	7,799	7,995	8,243	8,384	1,471	21%
Household Population	6,912	7,792	7,978	8,215	8,348	1,436	21%
Group Quarters Population	1	7	17	28	36	35	3500%
Civilian	1	7	17	28	36	35	3500%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,108	3,283	3,315	3,359	3,360	252	8%
Single Family	1,857	1,979	2,011	2,014	2,015	158	9%
Multiple Family	1,251	1,251	1,251	1,292	1,292	41	3%
Mobile Homes	0	53	53	53	53	53	0%
Occupied Housing Units	2,753	3,061	3,117	3,160	3,170	417	15%
Single Family	1,709	1,843	1,893	1,896	1,902	193	11%
Multiple Family	1,044	1,179	1,183	1,223	1,226	182	17%
Mobile Homes	0	39	41	41	42	42	0%
Vacancy Rate	11.4%	6.8%	6.0%	5.9%	5.7%	-5.7	-50%
Single Family	8.0%	6.9%	5.9%	5.9%	5.6%	-2.4	-30%
Multiple Family	16.5%	5.8%	5.4%	5.3%	5.1%	-11.4	-69%
Mobile Homes	0.0%	26.4%	22.6%	22.6%	0.0%	0.0	0%
Persons per Household	2.51	2.55	2.56	2.60	2.63	0.12	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	175	141	109	86	66	-109	-62%
\$15,000-\$29,999	281	254	214	177	145	-136	-48%
\$30,000-\$44,999	373	344	302	262	224	-149	-40%
\$45,000-\$59,999	269	294	268	241	212	-57	-21%
\$60,000-\$74,999	304	316	300	278	254	-50	-16%
\$75,000-\$99,999	354	395	395	382	362	8	2%
\$100,000-\$124,999	334	400	426	435	434	100	30%
\$125,000-\$149,999	217	309	386	413	423	206	95%
\$150,000-\$199,999	157	312	381	490	591	434	276%
\$200,000 or more	289	296	336	396	459	170	59%
Total Households	2,753	3,061	3,117	3,160	3,170	417	15%
Median Household Income							
Adjusted for inflation (\$1999)	\$73,742	\$86,487	\$98,133	\$108,851	\$118,548	\$44,806	61%

***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.

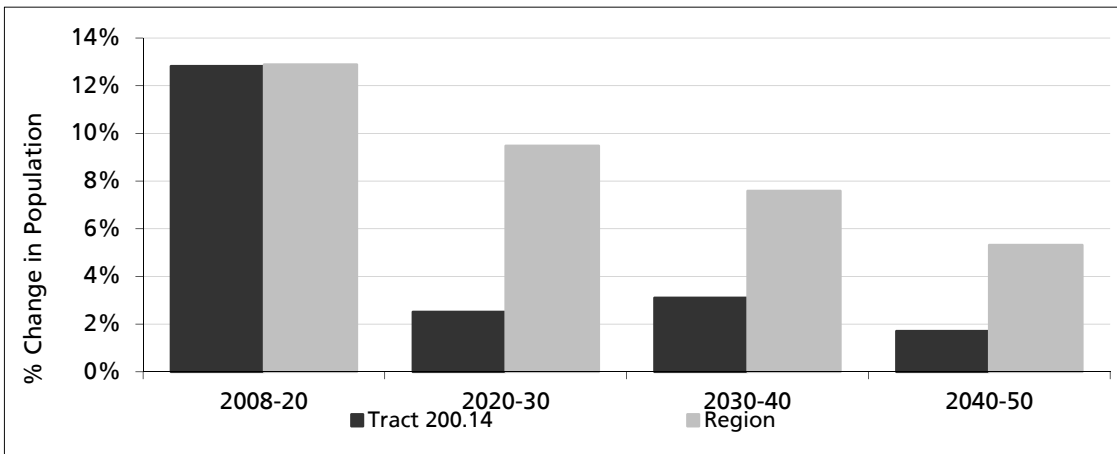
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,913	7,799	7,995	8,243	8,384	1,471	21%
Under 5	565	580	592	581	577	12	2%
5 to 9	483	490	509	520	515	32	7%
10 to 14	364	398	385	409	406	42	12%
15 to 17	211	216	198	217	216	5	2%
18 to 19	114	107	94	97	98	-16	-14%
20 to 24	235	243	245	240	252	17	7%
25 to 29	211	280	281	270	290	79	37%
30 to 34	214	241	233	249	242	28	13%
35 to 39	494	400	490	507	481	-13	-3%
40 to 44	625	529	585	576	618	-7	-1%
45 to 49	674	573	468	587	612	-62	-9%
50 to 54	602	564	462	530	534	-68	-11%
55 to 59	609	764	617	524	660	51	8%
60 to 61	216	299	259	212	276	60	28%
62 to 64	258	449	378	347	370	112	43%
65 to 69	300	584	646	552	472	172	57%
70 to 74	225	444	568	499	433	208	92%
75 to 79	192	265	430	493	419	227	118%
80 to 84	175	189	335	461	424	249	142%
85 and over	146	184	220	372	489	343	235%
Median Age	44.5	48.6	49.1	48.9	49.1	4.6	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,913	7,799	7,995	8,243	8,384	1,471	21%
Hispanic	668	828	863	920	945	277	41%
Non-Hispanic	6,245	6,971	7,132	7,323	7,439	1,194	19%
White	5,678	6,315	6,451	6,613	6,719	1,041	18%
Black	57	61	57	51	44	-13	-23%
American Indian	15	14	12	10	8	-7	-47%
Asian	306	372	396	424	443	137	45%
Hawaiian / Pacific Islander	14	14	14	14	14	0	0%
Other	2	3	3	3	3	1	50%
Two or More Races	173	192	199	208	208	35	20%

GROWTH TRENDS IN TOTAL POPULATION



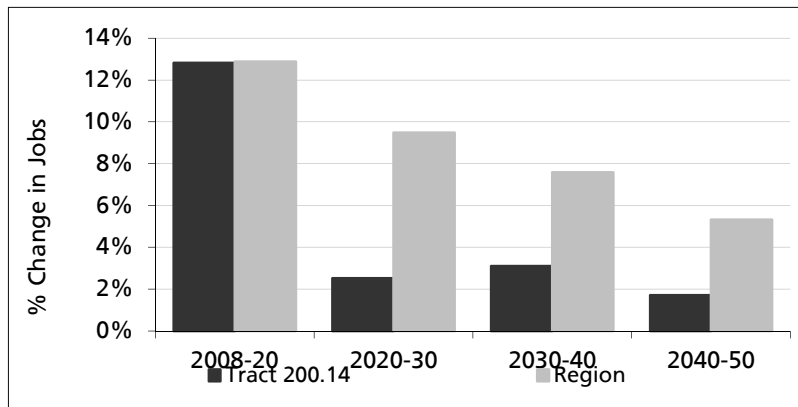
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,261	1,261	1,261	1,261	1,261	0	0%
Civilian Jobs	1,261	1,261	1,261	1,261	1,261	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	1,317	1,317	1,317	1,317	1,317	0	0%
Developed Acres	1,247	1,290	1,308	1,314	1,316	68	5%
Low Density Single Family	0	0	0	3	4	4	--
Single Family	436	479	496	496	496	61	14%
Multiple Family	87	87	87	91	91	4	4%
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	11	11	11	11	11	0	0%
Commercial/Services	101	101	101	101	101	0	0%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	187	187	187	187	187	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	415	415	415	415	415	0	0%
Vacant Developable Acres	69	26	9	2	1	-68	-99%
Low Density Single Family	4	4	4	1	0	-4	-100%
Single Family	61	19	1	1	1	-61	-99%
Multiple Family	4	4	4	0	0	-4	-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	10.3	10.3	10.3	10.3	10.3	0.0	0%
Residential Density⁴	5.9	5.8	5.7	5.7	5.7	-0.3	-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).