

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 162.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,132	5,097	12,450	13,278	13,286	9,154	222%
Household Population	4,117	5,074	12,406	13,200	13,187	9,070	220%
Group Quarters Population	15	23	44	78	99	84	560%
Civilian	15	23	44	78	99	84	560%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,499	1,852	4,417	4,655	4,655	3,156	211%
Single Family	117	95	26	26	26	-91	-78%
Multiple Family	1,382	1,757	4,391	4,629	4,629	3,247	235%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,477	1,800	4,346	4,576	4,580	3,103	210%
Single Family	117	82	17	17	17	-100	-85%
Multiple Family	1,360	1,718	4,329	4,559	4,563	3,203	236%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.5%	2.8%	1.6%	1.7%	1.6%	0.1	7%
Single Family	0.0%	13.7%	34.6%	34.6%	34.6%	34.6	0%
Multiple Family	1.6%	2.2%	1.4%	1.5%	1.4%	-0.2	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.79	2.82	2.85	2.88	2.88	0.09	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	165	151	145	139	133	-32	-19%
\$15,000-\$29,999	384	385	460	445	412	28	7%
\$30,000-\$44,999	523	557	900	919	875	352	67%
\$45,000-\$59,999	184	266	669	707	689	505	274%
\$60,000-\$74,999	120	197	709	750	763	643	536%
\$75,000-\$99,999	32	94	608	676	717	685	2141%
\$100,000-\$124,999	49	70	334	362	380	331	676%
\$125,000-\$149,999	0	34	224	241	247	247	0%
\$150,000-\$199,999	12	43	256	287	291	279	2325%
\$200,000 or more	8	3	41	50	73	65	813%
Total Households	1,477	1,800	4,346	4,576	4,580	3,103	210%
Median Household Income							
Adjusted for inflation (\$1999)	\$35,435	\$39,803	\$59,978	\$61,560	\$63,558	\$28,123	79%

***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.

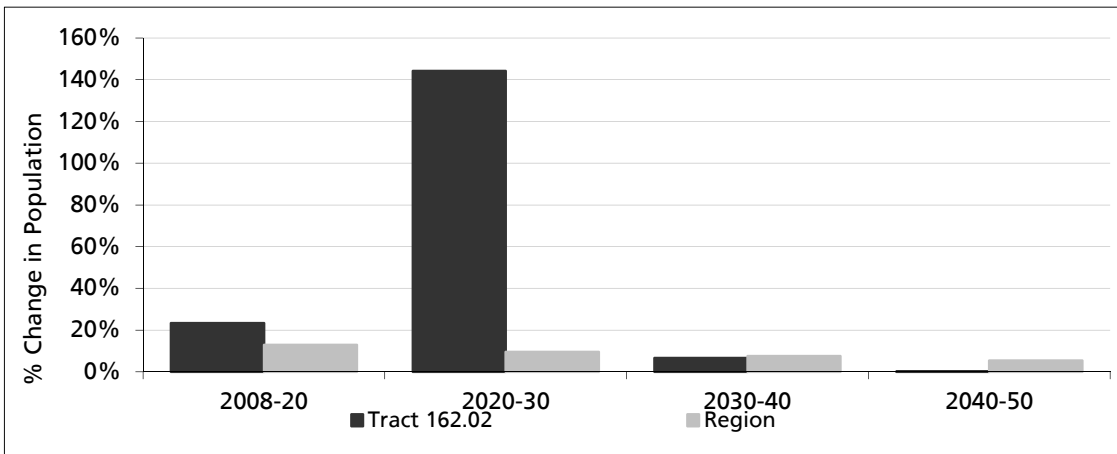
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,132	5,097	12,450	13,278	13,286	9,154	222%
Under 5	470	558	1,324	1,326	1,238	768	163%
5 to 9	420	511	1,197	1,213	1,138	718	171%
10 to 14	253	333	791	821	820	567	224%
15 to 17	137	153	345	350	340	203	148%
18 to 19	72	77	191	198	198	126	175%
20 to 24	100	113	310	307	299	199	199%
25 to 29	336	465	1,071	1,038	989	653	194%
30 to 34	536	650	1,390	1,506	1,403	867	162%
35 to 39	415	392	1,127	1,072	1,023	608	147%
40 to 44	365	371	917	919	959	594	163%
45 to 49	313	334	679	867	828	515	165%
50 to 54	233	288	643	709	689	456	196%
55 to 59	162	260	611	596	722	560	346%
60 to 61	48	88	206	214	254	206	429%
62 to 64	44	105	301	365	382	338	768%
65 to 69	55	124	401	428	437	382	695%
70 to 74	41	87	300	332	348	307	749%
75 to 79	37	51	203	272	289	252	681%
80 to 84	51	67	259	427	486	435	853%
85 and over	44	70	184	318	444	400	909%
Median Age	32.6	32.6	33.6	34.6	36.1	3.5	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,132	5,097	12,450	13,278	13,286	9,154	222%
Hispanic	1,107	1,641	4,474	5,241	5,720	4,613	417%
Non-Hispanic	3,025	3,456	7,976	8,037	7,566	4,541	150%
White	2,130	2,170	4,604	4,173	3,386	1,256	59%
Black	399	602	1,580	1,800	1,987	1,588	398%
American Indian	31	33	63	55	48	17	55%
Asian	230	362	1,012	1,232	1,368	1,138	495%
Hawaiian / Pacific Islander	13	19	49	56	56	43	331%
Other	9	12	31	35	35	26	289%
Two or More Races	213	258	637	686	686	473	222%

GROWTH TRENDS IN TOTAL POPULATION



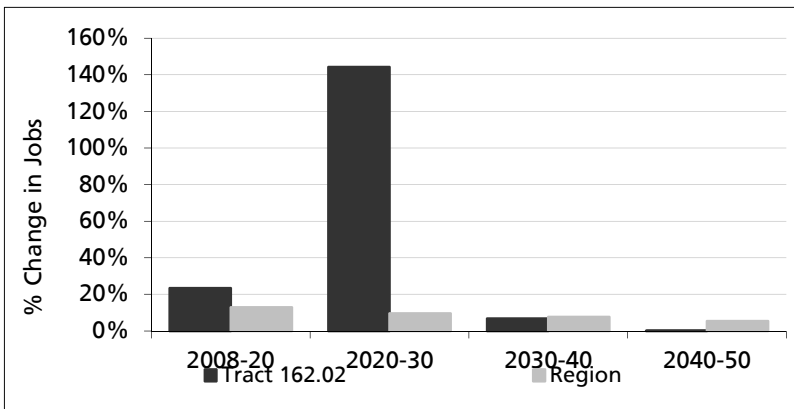
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	17,100	17,826	19,340	22,666	23,818	6,718	39%
Civilian Jobs	17,100	17,826	19,340	22,666	23,818	6,718	39%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,627	1,627	1,627	1,627	1,627	0	0%
Developed Acres	1,528	1,539	1,571	1,608	1,627	99	7%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	12	2	2	2	-13	-85%
Multiple Family	53	50	61	61	61	8	15%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	22	22	22	22	--
Industrial	953	966	991	1,018	1,036	84	9%
Commercial/Services	195	195	184	184	185	-10	-5%
Office	13	13	10	20	19	6	44%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	270	273	273	273	273	3	1%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	19	19	19	19	20	0	2%
Vacant Developable Acres	100	88	56	19	0	-99	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	95	83	55	18	0	-95	-100%
Commercial/Services	3	3	1	1	0	-3	-100%
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	14.6	15.1	16.1	18.3	18.9	4.3	29%
Residential Density⁴	21.7	29.1	59.4	62.6	62.6	40.9	188%

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).