

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 102.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,190	7,071	7,166	7,256	7,544	354	5%
Household Population	6,849	7,071	7,166	7,256	7,544	695	10%
Group Quarters Population	341	0	0	0	0	-341	-100%
Civilian	341	0	0	0	0	-341	-100%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,944	2,944	2,959	2,973	3,052	108	4%
Single Family	1,434	1,434	1,449	1,459	1,248	-186	-13%
Multiple Family	1,400	1,400	1,400	1,404	1,714	314	22%
Mobile Homes	110	110	110	110	90	-20	-18%
Occupied Housing Units	2,708	2,776	2,807	2,813	2,899	191	7%
Single Family	1,315	1,349	1,370	1,383	1,182	-133	-10%
Multiple Family	1,297	1,329	1,336	1,329	1,633	336	26%
Mobile Homes	96	98	101	101	84	-12	-13%
Vacancy Rate	8.0%	5.7%	5.1%	5.4%	5.0%	-3.0	-38%
Single Family	8.3%	5.9%	5.5%	5.2%	5.3%	-3.0	-36%
Multiple Family	7.4%	5.1%	4.6%	5.3%	4.7%	-2.7	-36%
Mobile Homes	12.7%	10.9%	8.2%	8.2%	0.0%	-12.7	-100%
Persons per Household	2.53	2.55	2.55	2.58	2.60	0.07	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	337	273	236	213	191	-146	-43%
\$15,000-\$29,999	553	468	432	407	390	-163	-29%
\$30,000-\$44,999	503	496	492	489	473	-30	-6%
\$45,000-\$59,999	529	505	510	510	496	-33	-6%
\$60,000-\$74,999	278	330	336	338	350	72	26%
\$75,000-\$99,999	251	404	438	443	469	218	87%
\$100,000-\$124,999	100	178	232	262	310	210	210%
\$125,000-\$149,999	41	67	71	90	125	84	205%
\$150,000-\$199,999	60	50	54	55	75	15	25%
\$200,000 or more	56	5	6	6	20	-36	-64%
Total Households	2,708	2,776	2,807	2,813	2,899	191	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,837	\$49,485	\$52,162	\$53,750	\$56,961	\$13,124	30%

***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.

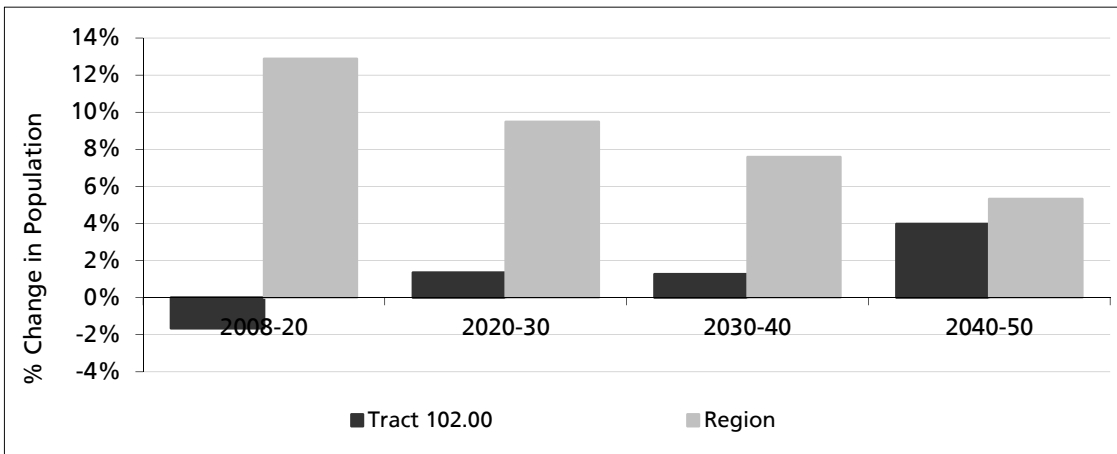
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,190	7,071	7,166	7,256	7,544	354	5%
Under 5	524	522	517	506	513	-11	-2%
5 to 9	509	542	530	529	539	30	6%
10 to 14	377	416	386	383	390	13	3%
15 to 17	220	219	203	193	193	-27	-12%
18 to 19	162	145	138	134	141	-21	-13%
20 to 24	413	383	429	400	406	-7	-2%
25 to 29	898	925	899	929	965	67	7%
30 to 34	648	554	499	564	567	-81	-13%
35 to 39	560	407	462	459	468	-92	-16%
40 to 44	471	364	390	358	412	-59	-13%
45 to 49	493	345	309	349	366	-127	-26%
50 to 54	438	353	327	348	333	-105	-24%
55 to 59	417	456	402	357	434	17	4%
60 to 61	119	152	138	122	158	39	33%
62 to 64	167	232	194	174	174	7	4%
65 to 69	208	334	363	316	267	59	28%
70 to 74	163	271	336	294	274	111	68%
75 to 79	171	200	304	347	333	162	95%
80 to 84	131	127	206	287	316	185	141%
85 and over	101	124	134	207	295	194	192%
Median Age	33.8	33.5	34.8	34.9	35.6	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,190	7,071	7,166	7,256	7,544	354	5%
Hispanic	2,379	2,799	3,165	3,697	4,492	2,113	89%
Non-Hispanic	4,811	4,272	4,001	3,559	3,052	-1,759	-37%
White	3,809	3,245	2,914	2,401	1,763	-2,046	-54%
Black	218	219	237	255	284	66	30%
American Indian	80	43	23	12	5	-75	-94%
Asian	333	366	394	424	478	145	44%
Hawaiian / Pacific Islander	27	22	16	12	8	-19	-70%
Other	13	6	4	2	2	-11	-85%
Two or More Races	331	371	413	453	512	181	55%

GROWTH TRENDS IN TOTAL POPULATION



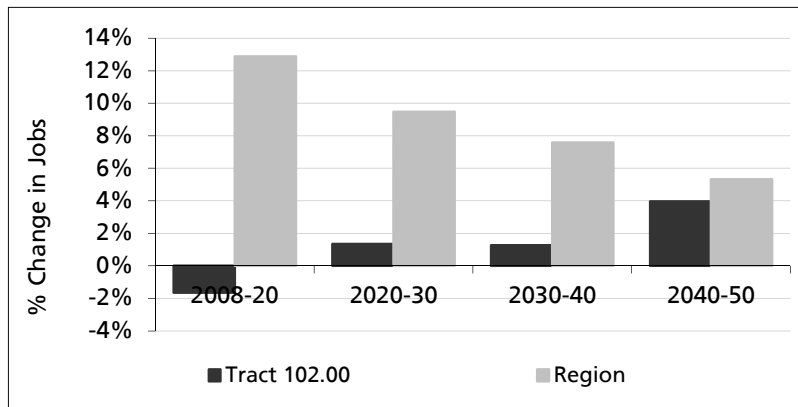
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,945	3,945	3,964	3,980	4,224	1,279	43%
Civilian Jobs	2,589	2,589	2,608	2,624	2,868	279	11%
Military Jobs	356	1,356	1,356	1,356	1,356	1,000	281%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,898	1,898	1,898	1,898	1,898	0	0%
Developed Acres	1,893	1,893	1,894	1,894	1,896	3	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	165	165	166	167	146	-18	-11%
Multiple Family	39	39	39	39	56	17	45%
Mobile Homes	5	5	4	3	2	-3	-62%
Other Residential	27	27	27	27	27	0	-1%
Mixed Use	0	0	0	0	4	4	--
Industrial	219	219	219	219	219	0	0%
Commercial/Services	28	28	29	29	32	3	12%
Office	0	0	0	0	0	0	0%
Schools	52	52	52	52	52	0	0%
Roads and Freeways	103	103	103	103	103	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1,255	1,255	1,255	1,255	1,255	0	0%
Vacant Developable Acres	5	5	5	4	2	-3	-58%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	2	2	0	0%
Multiple Family	0	0	0	0	0	0	-89%
Mixed Use	1	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-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	8.7	8.7	8.7	8.8	9.4	0.8	9%
Residential Density⁴	12.5	12.5	12.6	12.6	13.1	0.6	5%

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).