

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 92.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,299	14,809	15,263	15,531	15,781	11,482	267%
Household Population	4,299	14,809	15,263	15,531	15,781	11,482	267%
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	1,565	6,774	6,797	6,818	6,818	5,253	336%
Single Family	1,467	1,635	1,635	1,635	1,635	168	11%
Multiple Family	98	5,139	5,162	5,183	5,183	5,085	5189%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,520	6,465	6,622	6,644	6,645	5,125	337%
Single Family	1,423	1,581	1,589	1,590	1,592	169	12%
Multiple Family	97	4,884	5,033	5,054	5,053	4,956	5109%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.9%	4.6%	2.6%	2.6%	2.5%	-0.4	-14%
Single Family	3.0%	3.3%	2.8%	2.8%	2.6%	-0.4	-13%
Multiple Family	1.0%	5.0%	2.5%	2.5%	2.5%	1.5	150%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.83	2.29	2.30	2.34	2.37	-0.46	-16%

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	126	397	312	271	249	123	98%
\$15,000-\$29,999	197	684	581	531	502	305	155%
\$30,000-\$44,999	203	870	781	746	723	520	256%
\$45,000-\$59,999	232	955	912	900	889	657	283%
\$60,000-\$74,999	220	883	898	897	894	674	306%
\$75,000-\$99,999	265	1,140	1,203	1,219	1,219	954	360%
\$100,000-\$124,999	142	710	816	837	844	702	494%
\$125,000-\$149,999	74	420	537	581	603	529	715%
\$150,000-\$199,999	56	314	431	486	533	477	852%
\$200,000 or more	5	92	151	176	189	184	3680%
Total Households	1,520	6,465	6,622	6,644	6,645	5,125	337%
Median Household Income							
Adjusted for inflation (\$1999)	\$60,136	\$65,546	\$72,110	\$74,615	\$76,343	\$16,207	27%

***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.

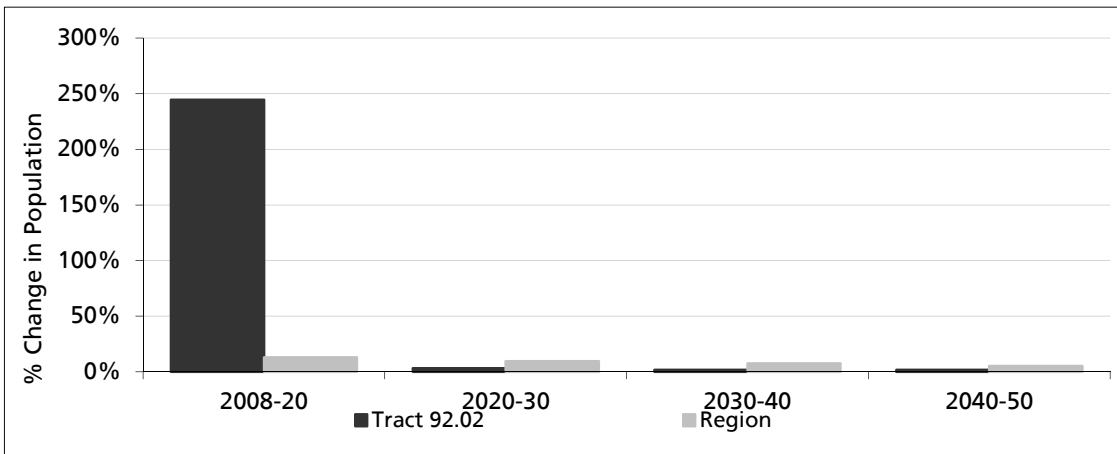
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,299	14,809	15,263	15,531	15,781	11,482	267%
Under 5	171	555	535	524	523	352	206%
5 to 9	267	901	875	855	856	589	221%
10 to 14	267	900	830	830	828	561	210%
15 to 17	169	526	483	490	504	335	198%
18 to 19	95	302	265	265	269	174	183%
20 to 24	212	674	672	628	637	425	200%
25 to 29	202	812	764	706	734	532	263%
30 to 34	230	761	733	718	717	487	212%
35 to 39	249	644	745	702	687	438	176%
40 to 44	306	823	862	821	850	544	178%
45 to 49	357	940	770	915	921	564	158%
50 to 54	383	1,077	898	970	942	559	146%
55 to 59	309	1,192	1,016	886	1,082	773	250%
60 to 61	77	329	294	257	310	233	303%
62 to 64	107	554	509	483	502	395	369%
65 to 69	166	936	1,078	982	927	761	458%
70 to 74	213	1,113	1,411	1,281	1,219	1,006	472%
75 to 79	199	743	1,150	1,271	1,117	918	461%
80 to 84	164	491	791	1,043	1,017	853	520%
85 and over	156	536	582	904	1,139	983	630%
Median Age	44.7	47.7	50.5	51.6	51.9	7.2	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,299	14,809	15,263	15,531	15,781	11,482	267%
Hispanic	555	2,460	2,892	3,367	3,846	3,291	593%
Non-Hispanic	3,744	12,349	12,371	12,164	11,935	8,191	219%
White	2,728	8,526	8,179	7,648	7,118	4,390	161%
Black	317	1,193	1,351	1,467	1,585	1,268	400%
American Indian	20	75	79	74	69	49	245%
Asian	416	1,620	1,717	1,841	1,958	1,542	371%
Hawaiian / Pacific Islander	31	113	121	125	129	98	316%
Other	29	95	111	124	133	104	359%
Two or More Races	203	727	813	885	943	740	365%

GROWTH TRENDS IN TOTAL POPULATION



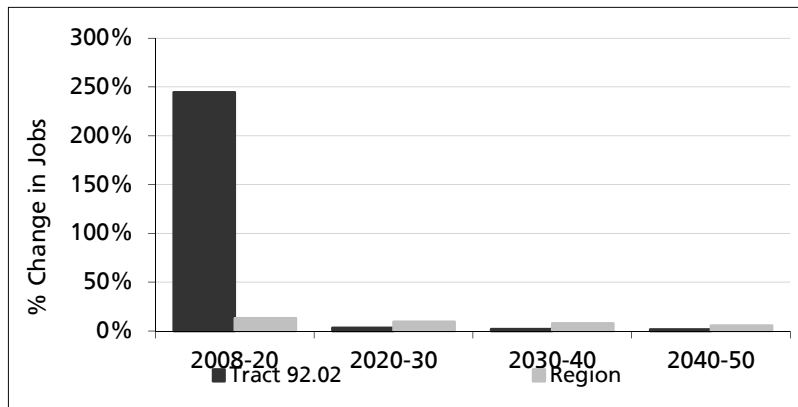
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,409	2,333	2,750	3,272	3,713	2,304	164%
Civilian Jobs	1,409	2,333	2,750	3,272	3,713	2,304	164%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	915	915	915	915	915	0	0%
Developed Acres	854	908	910	912	915	61	7%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	231	266	266	266	266	35	15%
Multiple Family	5	22	22	22	22	17	316%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	201	202	202	202	202	--
Industrial	76	76	76	76	76	0	0%
Commercial/Services	22	18	17	17	17	-5	-23%
Office	6	9	11	13	15	9	144%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	169	169	169	169	169	0	0%
Agricultural and Extractive ²	198	0	0	0	0	-198	-100%
Parks and Military Use	137	137	137	137	137	0	0%
Vacant Developable Acres	61	7	5	2	0	-61	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	35	0	0	0	0	-35	-100%
Multiple Family	16	0	0	0	0	-16	-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	9	7	5	2	0	-9	-100%
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	12.5	11.0	12.9	15.1	17.0	4.5	36%
Residential Density⁴	6.6	17.4	17.5	17.5	17.5	10.9	164%

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).