

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 204.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,357	2,682	2,868	2,920	2,957	600	25%
Household Population	2,345	2,666	2,842	2,886	2,911	566	24%
Group Quarters Population	12	16	26	34	46	34	283%
Civilian	12	16	26	34	46	34	283%
Military	0	0	0	0	0	0	0%
Total Housing Units	918	1,003	1,059	1,060	1,060	142	15%
Single Family	918	1,003	1,059	1,060	1,060	142	15%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	875	966	1,026	1,026	1,025	150	17%
Single Family	875	966	1,026	1,026	1,025	150	17%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.7%	3.7%	3.1%	3.2%	3.3%	-1.4	-30%
Single Family	4.7%	3.7%	3.1%	3.2%	3.3%	-1.4	-30%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.68	2.76	2.77	2.81	2.84	0.16	6%

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	38	46	40	37	36	-2	-5%
\$15,000-\$29,999	7	11	10	10	10	3	43%
\$30,000-\$44,999	62	55	55	54	52	-10	-16%
\$45,000-\$59,999	107	103	103	101	100	-7	-7%
\$60,000-\$74,999	80	94	96	95	94	14	18%
\$75,000-\$99,999	114	129	133	132	131	17	15%
\$100,000-\$124,999	138	166	179	179	180	42	30%
\$125,000-\$149,999	174	177	184	186	186	12	7%
\$150,000-\$199,999	76	98	113	113	113	37	49%
\$200,000 or more	79	87	113	119	123	44	56%
Total Households	875	966	1,026	1,026	1,025	150	17%
Median Household Income							
Adjusted for inflation (\$1999)	\$105,344	\$106,777	\$110,615	\$111,732	\$112,431	\$7,087	7%

***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.

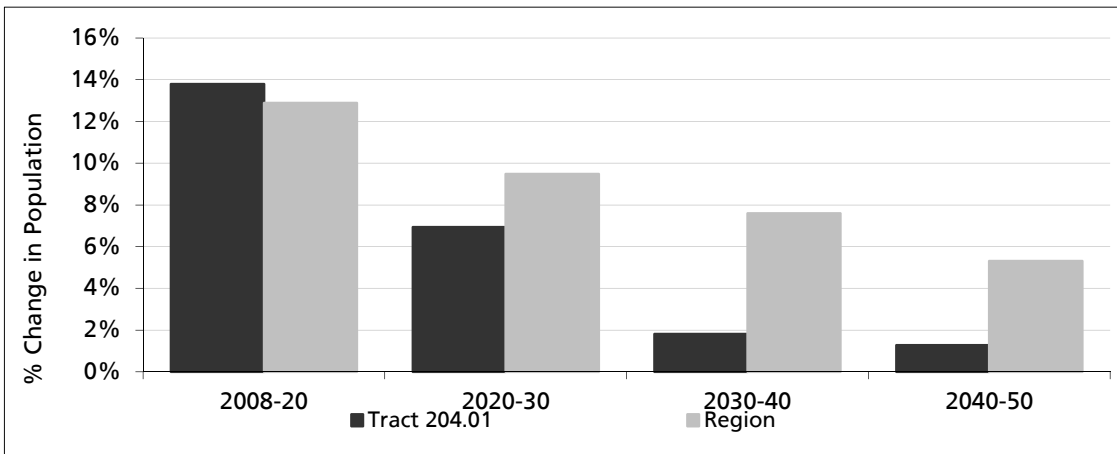
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,357	2,682	2,868	2,920	2,957	600	25%
Under 5	85	94	104	117	127	42	49%
5 to 9	102	112	123	125	127	25	25%
10 to 14	108	109	106	110	103	-5	-5%
15 to 17	84	84	77	77	76	-8	-10%
18 to 19	73	65	64	64	60	-13	-18%
20 to 24	170	168	178	170	172	2	1%
25 to 29	75	91	92	89	90	15	20%
30 to 34	56	64	62	75	78	22	39%
35 to 39	90	79	105	111	109	19	21%
40 to 44	141	130	150	148	178	37	26%
45 to 49	159	142	133	164	168	9	6%
50 to 54	242	217	197	213	199	-43	-18%
55 to 59	241	281	235	204	250	9	4%
60 to 61	94	122	125	118	145	51	54%
62 to 64	136	212	199	197	203	67	49%
65 to 69	175	300	334	289	257	82	47%
70 to 74	94	164	211	191	183	89	95%
75 to 79	101	119	186	200	172	71	70%
80 to 84	71	64	109	137	123	52	73%
85 and over	60	65	78	121	137	77	128%
Median Age	50.7	54.7	55.9	54.9	54.8	4.1	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,357	2,682	2,868	2,920	2,957	600	25%
Hispanic	304	496	695	914	1,149	845	278%
Non-Hispanic	2,053	2,186	2,173	2,006	1,808	-245	-12%
White	1,852	1,907	1,817	1,583	1,306	-546	-29%
Black	25	41	57	73	93	68	272%
American Indian	4	4	4	4	5	1	25%
Asian	121	166	209	247	291	170	140%
Hawaiian / Pacific Islander	6	10	14	16	18	12	200%
Other	6	8	10	10	10	4	67%
Two or More Races	39	50	62	73	85	46	118%

GROWTH TRENDS IN TOTAL POPULATION



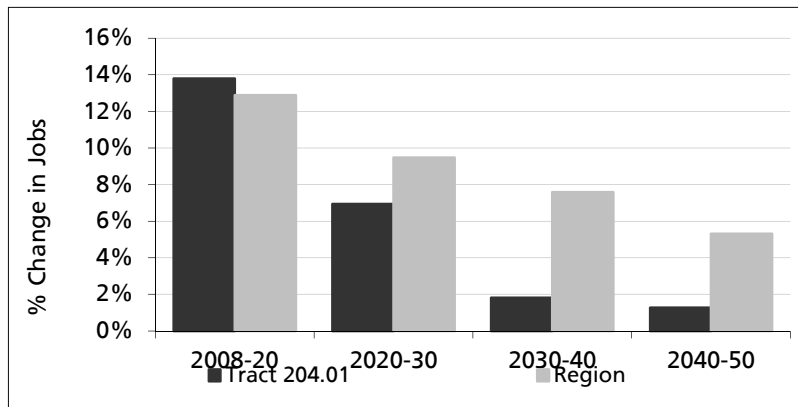
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	248	248	248	248	248	0	0%
Civilian Jobs	248	248	248	248	248	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	2,650	2,650	2,650	2,650	2,650	0	0%
Developed Acres	2,449	2,514	2,596	2,598	2,598	149	6%
Low Density Single Family	176	220	290	290	290	113	64%
Single Family	548	570	586	587	587	39	7%
Multiple Family	0	0	0	0	0	0	0%
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	3	3	3	3	3	0	0%
Commercial/Services	1	1	1	1	1	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	163	163	163	163	163	0	0%
Agricultural and Extractive ²	4	3	0	0	0	-4	-100%
Parks and Military Use	1,554	1,554	1,554	1,554	1,554	0	0%
Vacant Developable Acres	174	109	27	26	26	-149	-85%
Low Density Single Family	123	80	13	13	13	-109	-89%
Single Family	52	29	13	12	12	-39	-76%
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	27	27	27	27	27	0	0%
Employment Density³	75.4	75.4	75.4	75.4	75.4	0.0	0%
Residential Density⁴	1.3	1.3	1.2	1.2	1.2	-0.1	-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).