

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.29



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,716	7,253	11,692	12,853	13,094	8,378	178%
Household Population	4,704	7,228	11,639	12,762	12,971	8,267	176%
Group Quarters Population	12	25	53	91	123	111	925%
Civilian	12	25	53	91	123	111	925%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,638	2,548	4,009	4,302	4,332	2,694	164%
Single Family	65	61	48	48	45	-20	-31%
Multiple Family	1,254	2,168	3,641	3,934	3,961	2,707	216%
Mobile Homes	319	319	320	320	326	7	2%
Occupied Housing Units	1,570	2,416	3,852	4,150	4,183	2,613	166%
Single Family	59	50	38	38	35	-24	-41%
Multiple Family	1,192	2,071	3,517	3,813	3,844	2,652	222%
Mobile Homes	319	295	297	299	304	-15	-5%
Vacancy Rate	4.2%	5.2%	3.9%	3.5%	3.4%	-0.8	-19%
Single Family	9.2%	18.0%	20.8%	20.8%	22.2%	13.0	141%
Multiple Family	4.9%	4.5%	3.4%	3.1%	3.0%	-1.9	-39%
Mobile Homes	0.0%	7.5%	7.2%	6.6%	0.0%	0.0	0%
Persons per Household	3.00	2.99	3.02	3.08	3.10	0.10	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	225	194	171	145	128	-97	-43%
\$15,000-\$29,999	447	388	364	323	294	-153	-34%
\$30,000-\$44,999	424	442	458	431	398	-26	-6%
\$45,000-\$59,999	271	303	375	359	340	69	25%
\$60,000-\$74,999	134	186	325	327	319	185	138%
\$75,000-\$99,999	51	203	433	457	458	407	798%
\$100,000-\$124,999	6	124	380	447	461	455	7583%
\$125,000-\$149,999	1	225	451	501	509	508	50800%
\$150,000-\$199,999	7	262	533	647	688	681	9729%
\$200,000 or more	4	89	362	513	588	584	14600%
Total Households	1,570	2,416	3,852	4,150	4,183	2,613	166%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,998	\$54,109	\$88,453	\$101,846	\$108,379	\$74,381	219%

***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.

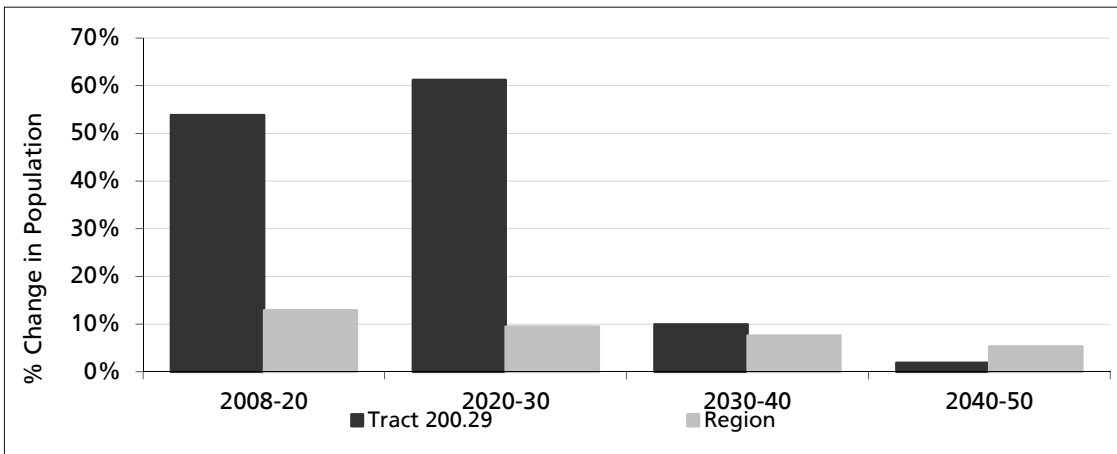
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,716	7,253	11,692	12,853	13,094	8,378	178%
Under 5	659	896	1,359	1,503	1,406	747	113%
5 to 9	505	863	1,326	1,426	1,388	883	175%
10 to 14	423	716	1,132	1,122	1,155	732	173%
15 to 17	256	392	612	666	662	406	159%
18 to 19	149	181	347	334	367	218	146%
20 to 24	303	443	911	930	906	603	199%
25 to 29	480	748	1,144	1,305	1,255	775	161%
30 to 34	570	835	1,068	1,449	1,421	851	149%
35 to 39	477	591	1,079	1,134	1,254	777	163%
40 to 44	347	484	751	689	888	541	156%
45 to 49	239	407	610	737	767	528	221%
50 to 54	160	296	502	515	475	315	197%
55 to 59	104	209	391	443	470	366	352%
60 to 61	4	41	86	75	96	92	2300%
62 to 64	14	44	90	108	95	81	579%
65 to 69	4	36	73	87	77	73	1825%
70 to 74	13	29	89	102	119	106	815%
75 to 79	4	11	48	73	66	62	1550%
80 to 84	0	7	12	32	52	52	0%
85 and over	5	24	62	123	175	170	3400%
Median Age	25.7	25.9	25.7	26.7	27.6	1.9	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,716	7,253	11,692	12,853	13,094	8,378	178%
Hispanic	3,772	6,042	9,897	11,128	11,518	7,746	205%
Non-Hispanic	944	1,211	1,795	1,725	1,576	632	67%
White	615	757	1,052	917	764	149	24%
Black	109	149	256	302	315	206	189%
American Indian	20	7	37	25	17	-3	-15%
Asian	131	199	293	328	331	200	153%
Hawaiian / Pacific Islander	5	7	11	7	7	2	40%
Other	7	5	9	9	10	3	43%
Two or More Races	57	87	137	137	132	75	132%

GROWTH TRENDS IN TOTAL POPULATION



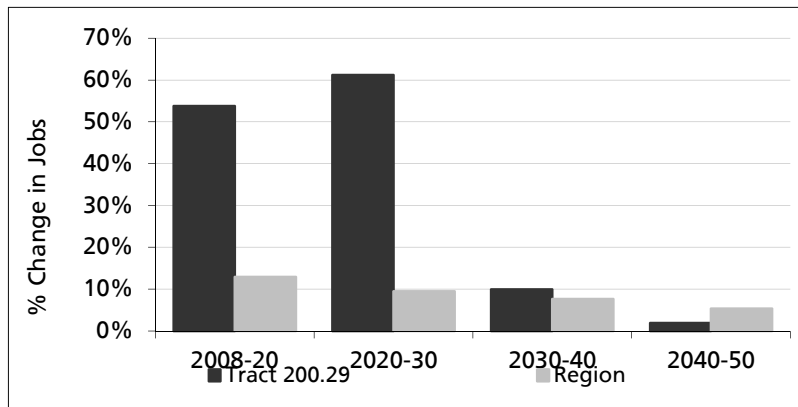
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	14,204	14,391	15,537	16,271	17,728	3,524	25%
Civilian Jobs	14,204	14,391	15,537	16,271	17,728	3,524	25%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,325	1,325	1,325	1,325	1,325	0	0%
Developed Acres	1,150	1,183	1,246	1,271	1,300	150	13%
Low Density Single Family	7	0	0	0	0	-7	-100%
Single Family	13	10	7	6	4	-9	-67%
Multiple Family	47	47	50	50	50	3	6%
Mobile Homes	41	34	34	34	34	-7	-17%
Other Residential	3	3	3	2	2	-1	-24%
Mixed Use	0	77	160	178	180	180	--
Industrial	387	383	395	395	413	26	7%
Commercial/Services	203	199	179	181	191	-12	-6%
Office	46	46	46	47	48	2	5%
Schools	0	0	0	5	5	5	--
Roads and Freeways	237	237	237	237	237	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	167	148	136	136	136	-31	-19%
Vacant Developable Acres	164	131	68	43	14	-150	-91%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	72	42	6	0	0	-71	-99%
Industrial	62	62	35	28	9	-52	-85%
Commercial/Services	21	18	18	13	3	-18	-85%
Office	2	2	2	1	0	-2	-100%
Schools	5	5	5	0	0	-5	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	10	10	10	10	10	0	0%
Employment Density³	22.4	21.6	22.2	22.7	23.7	1.4	6%
Residential Density⁴	14.8	19.3	23.1	23.8	24.0	9.3	63%

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).