

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 168.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,492	7,647	8,487	8,537	8,699	1,207	16%
Household Population	7,388	7,523	8,311	8,309	8,434	1,046	14%
Group Quarters Population	104	124	176	228	265	161	155%
Civilian	104	124	176	228	265	161	155%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,886	2,877	3,151	3,017	3,026	140	5%
Single Family	1,509	1,509	1,779	1,790	1,786	277	18%
Multiple Family	7	7	7	7	7	0	0%
Mobile Homes	1,370	1,361	1,365	1,220	1,233	-137	-10%
Occupied Housing Units	2,694	2,718	2,972	2,921	2,936	242	9%
Single Family	1,437	1,433	1,680	1,767	1,764	327	23%
Multiple Family	7	0	1	2	2	-5	-71%
Mobile Homes	1,250	1,285	1,291	1,152	1,170	-80	-6%
Vacancy Rate	6.7%	5.5%	5.7%	3.2%	3.0%	-3.7	-55%
Single Family	4.8%	5.0%	5.6%	1.3%	1.2%	-3.6	-75%
Multiple Family	0.0%	100.0%	85.7%	71.4%	71.4%	71.4	0%
Mobile Homes	8.8%	5.6%	5.4%	5.6%	0.0%	-8.8	-100%
Persons per Household	2.74	2.77	2.80	2.84	2.87	0.13	5%

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	261	225	201	169	151	-110	-42%
\$15,000-\$29,999	416	335	306	267	245	-171	-41%
\$30,000-\$44,999	352	349	333	299	277	-75	-21%
\$45,000-\$59,999	380	366	367	339	329	-51	-13%
\$60,000-\$74,999	277	269	277	265	261	-16	-6%
\$75,000-\$99,999	371	440	482	478	479	108	29%
\$100,000-\$124,999	231	282	351	374	386	155	67%
\$125,000-\$149,999	178	227	291	309	330	152	85%
\$150,000-\$199,999	118	157	236	275	312	194	164%
\$200,000 or more	110	68	128	146	166	56	51%
Total Households	2,694	2,718	2,972	2,921	2,936	242	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$57,553	\$64,684	\$75,104	\$81,355	\$85,699	\$28,146	49%

***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.

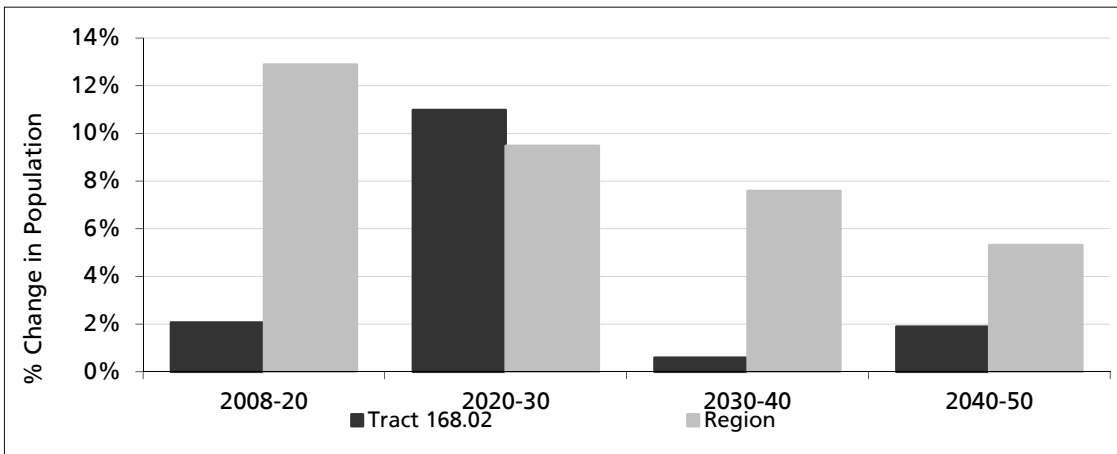
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,492	7,647	8,487	8,537	8,699	1,207	16%
Under 5	391	334	344	314	304	-87	-22%
5 to 9	351	324	346	329	326	-25	-7%
10 to 14	343	318	315	305	303	-40	-12%
15 to 17	294	255	247	248	248	-46	-16%
18 to 19	248	198	179	167	164	-84	-34%
20 to 24	582	515	554	497	513	-69	-12%
25 to 29	374	426	448	406	431	57	15%
30 to 34	275	269	275	292	292	17	6%
35 to 39	261	201	260	259	259	-2	-1%
40 to 44	383	288	336	310	328	-55	-14%
45 to 49	583	417	360	425	435	-148	-25%
50 to 54	669	556	500	525	510	-159	-24%
55 to 59	599	630	532	416	536	-63	-11%
60 to 61	206	235	216	177	230	24	12%
62 to 64	305	456	433	393	407	102	33%
65 to 69	441	734	879	747	638	197	45%
70 to 74	329	554	765	691	619	290	88%
75 to 79	306	358	614	712	622	316	103%
80 to 84	275	252	463	639	615	340	124%
85 and over	277	327	421	685	919	642	232%
Median Age	47.1	52.5	55.7	57.3	57.2	10.1	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,492	7,647	8,487	8,537	8,699	1,207	16%
Hispanic	1,179	1,382	1,644	1,748	1,868	689	58%
Non-Hispanic	6,313	6,265	6,843	6,789	6,831	518	8%
White	5,809	5,706	6,179	6,065	6,058	249	4%
Black	180	194	216	223	226	46	26%
American Indian	46	29	20	13	9	-37	-80%
Asian	39	87	143	188	231	192	492%
Hawaiian / Pacific Islander	27	33	39	48	52	25	93%
Other	13	15	18	21	21	8	62%
Two or More Races	199	201	228	231	234	35	18%

GROWTH TRENDS IN TOTAL POPULATION



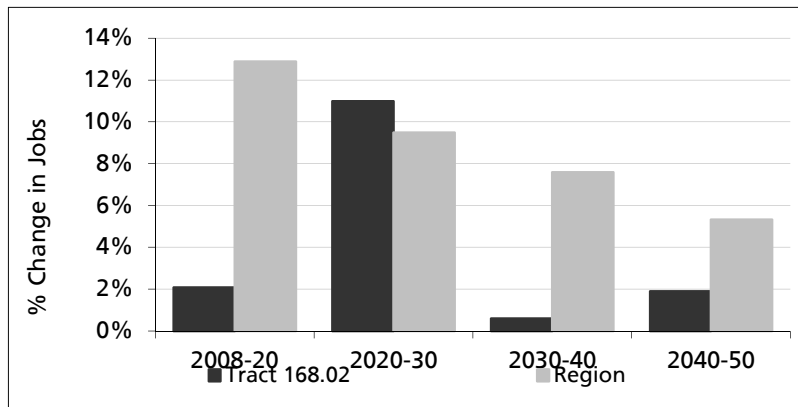
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	908	908	908	1,051	1,269	361	40%
Civilian Jobs	908	908	908	1,051	1,269	361	40%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,441	7,441	7,441	7,441	7,441	0	0%
Developed Acres	5,828	5,828	6,647	6,670	6,674	847	15%
Low Density Single Family	2,773	2,773	3,887	3,959	3,950	1,177	42%
Single Family	242	242	242	247	250	8	3%
Multiple Family	1	1	1	1	1	0	0%
Mobile Homes	189	189	189	177	177	-12	-6%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	51	51	51	76	76	25	49%
Commercial/Services	22	22	22	27	37	15	68%
Office	0	0	0	0	0	0	0%
Schools	100	100	100	100	100	0	0%
Roads and Freeways	386	386	386	386	386	0	0%
Agricultural and Extractive ²	488	488	193	122	121	-366	-75%
Parks and Military Use	1,576	1,576	1,576	1,576	1,576	0	0%
Vacant Developable Acres	962	962	143	119	115	-847	-88%
Low Density Single Family	935	935	116	98	98	-837	-90%
Single Family	14	14	14	9	5	-8	-61%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	8	8	8	8	8	0	0%
Commercial/Services	3	3	3	3	2	-1	-37%
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	3	3	3	3	3	0	0%
Constrained Acres	651	651	651	651	651	0	0%
Employment Density³	5.3	5.3	5.3	5.2	6.0	0.7	14%
Residential Density⁴	0.9	0.9	0.7	0.7	0.7	-0.2	-23%

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).