

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 209.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,674	2,927	3,369	3,520	3,743	1,069	40%
Household Population	2,564	2,812	3,246	3,382	3,593	1,029	40%
Group Quarters Population	110	115	123	138	150	40	36%
Civilian	110	115	123	138	150	40	36%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,071	1,113	1,253	1,282	1,345	274	26%
Single Family	1,071	1,113	1,253	1,282	1,345	274	26%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	881	973	1,115	1,148	1,211	330	37%
Single Family	881	973	1,115	1,148	1,211	330	37%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	17.7%	12.6%	11.0%	10.5%	10.0%	-7.7	-44%
Single Family	17.7%	12.6%	11.0%	10.5%	10.0%	-7.7	-44%
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	2.91	2.89	2.91	2.95	2.97	0.06	2%

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	64	55	49	42	39	-25	-39%
\$15,000-\$29,999	116	103	87	73	68	-48	-41%
\$30,000-\$44,999	147	135	125	110	104	-43	-29%
\$45,000-\$59,999	117	142	146	137	134	17	15%
\$60,000-\$74,999	127	133	147	143	143	16	13%
\$75,000-\$99,999	189	192	230	235	244	55	29%
\$100,000-\$124,999	68	109	153	169	185	117	172%
\$125,000-\$149,999	46	65	98	120	139	93	202%
\$150,000-\$199,999	1	36	65	96	120	119	11900%
\$200,000 or more	6	3	15	23	35	29	483%
Total Households	881	973	1,115	1,148	1,211	330	37%
Median Household Income							
Adjusted for inflation (\$1999)	\$59,551	\$65,808	\$75,380	\$82,340	\$87,039	\$27,488	46%

***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.

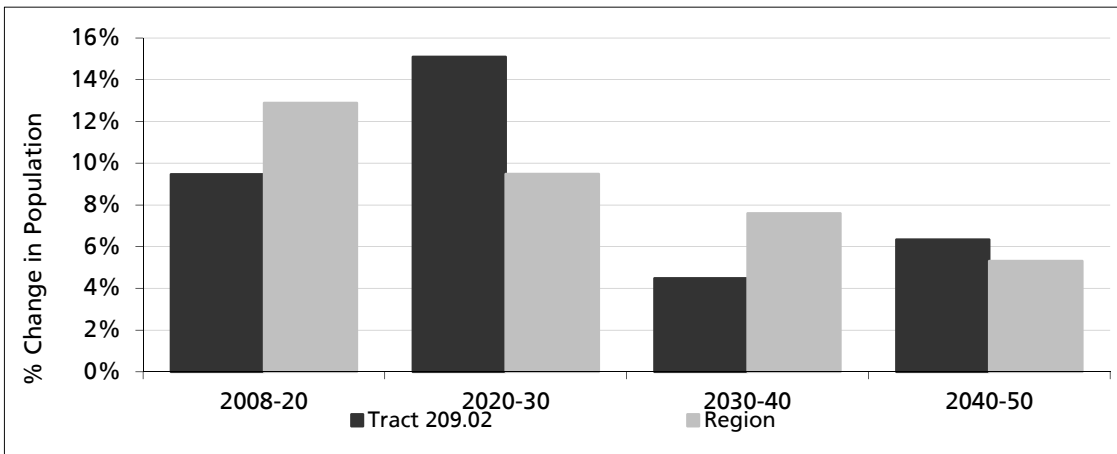
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,674	2,927	3,369	3,520	3,743	1,069	40%
Under 5	96	88	104	113	114	18	19%
5 to 9	131	130	147	152	149	18	14%
10 to 14	175	177	191	199	197	22	13%
15 to 17	126	130	142	153	157	31	25%
18 to 19	91	80	78	82	84	-7	-8%
20 to 24	264	259	317	322	336	72	27%
25 to 29	257	313	350	361	380	123	48%
30 to 34	121	125	135	153	156	35	29%
35 to 39	128	110	150	151	155	27	21%
40 to 44	171	148	188	187	207	36	21%
45 to 49	169	136	128	171	180	11	7%
50 to 54	197	180	181	212	212	15	8%
55 to 59	241	288	279	249	326	85	35%
60 to 61	124	164	163	140	187	63	51%
62 to 64	91	139	131	117	129	38	42%
65 to 69	127	225	291	255	223	96	76%
70 to 74	49	89	132	116	98	49	100%
75 to 79	44	56	110	148	145	101	230%
80 to 84	34	33	66	91	81	47	138%
85 and over	38	57	86	148	227	189	497%
Median Age	38.0	41.7	41.9	42.0	43.5	5.5	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,674	2,927	3,369	3,520	3,743	1,069	40%
Hispanic	561	669	793	844	906	345	61%
Non-Hispanic	2,113	2,258	2,576	2,676	2,837	724	34%
White	1,882	1,995	2,267	2,334	2,463	581	31%
Black	139	167	197	213	229	90	65%
American Indian	16	10	6	4	3	-13	-81%
Asian	13	27	45	63	79	66	508%
Hawaiian / Pacific Islander	11	9	7	7	7	-4	-36%
Other	9	4	2	2	2	-7	-78%
Two or More Races	43	46	52	53	54	11	26%

GROWTH TRENDS IN TOTAL POPULATION



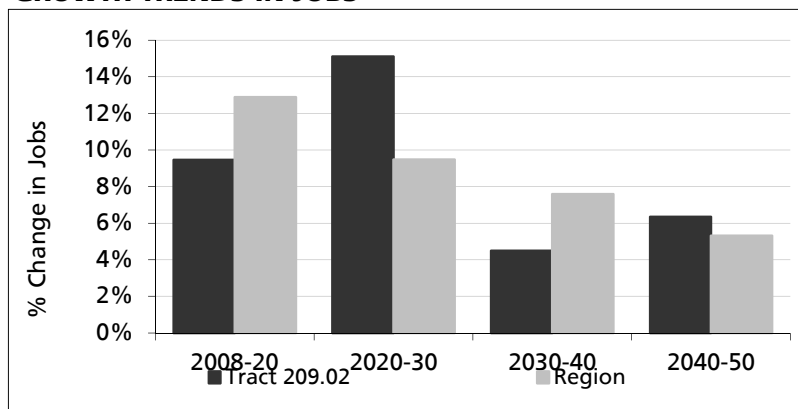
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	313	316	352	387	427	114	36%
Civilian Jobs	313	316	352	387	427	114	36%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	108,136	108,136	108,136	108,136	108,136	0	0%
Developed Acres	30,818	32,026	34,006	34,114	34,439	3,621	12%
Low Density Single Family	1,594	2,791	4,749	4,852	5,244	3,650	229%
Single Family	398	408	428	432	444	47	12%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	21	21	21	21	21	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	17	17	17	17	17	0	0%
Commercial/Services	1,009	1,009	1,011	1,013	1,015	5	1%
Office	0	0	0	0	0	0	0%
Schools	2	2	2	2	2	0	0%
Roads and Freeways	470	470	470	470	470	0	0%
Agricultural and Extractive ²	446	446	446	446	366	-81	-18%
Parks and Military Use	26,860	26,860	26,860	26,860	26,860	0	0%
Vacant Developable Acres	5,498	4,290	2,310	2,202	1,877	-3,621	-66%
Low Density Single Family	5,424	4,227	2,269	2,166	1,855	-3,569	-66%
Single Family	69	58	37	33	21	-47	-69%
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	6	5	4	2	1	-5	-83%
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	71,820	71,820	71,820	71,820	71,820	0	0%
Employment Density³	0.3	0.3	0.3	0.4	0.4	0.1	36%
Residential Density⁴	0.5	0.3	0.2	0.2	0.2	-0.3	-56%

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).