

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 156.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,482	2,618	2,741	2,817	2,865	383	15%
Household Population	2,311	2,427	2,517	2,551	2,581	270	12%
Group Quarters Population	171	191	224	266	284	113	66%
Civilian	171	191	224	266	284	113	66%
Military	0	0	0	0	0	0	0%
Total Housing Units	795	825	838	838	840	45	6%
Single Family	795	825	838	838	840	45	6%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	740	775	792	793	799	59	8%
Single Family	740	775	792	793	799	59	8%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.9%	6.1%	5.5%	5.4%	4.9%	-2.0	-29%
Single Family	6.9%	6.1%	5.5%	5.4%	4.9%	-2.0	-29%
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	3.12	3.13	3.18	3.22	3.23	0.11	4%

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	30	22	17	12	9	-21	-70%
\$15,000-\$29,999	45	40	35	33	29	-16	-36%
\$30,000-\$44,999	106	98	89	84	73	-33	-31%
\$45,000-\$59,999	55	57	54	49	42	-13	-24%
\$60,000-\$74,999	105	104	100	95	91	-14	-13%
\$75,000-\$99,999	121	142	142	140	138	17	14%
\$100,000-\$124,999	87	116	121	121	121	34	39%
\$125,000-\$149,999	58	94	105	108	122	64	110%
\$150,000-\$199,999	48	65	87	105	125	77	160%
\$200,000 or more	85	37	42	46	49	-36	-42%
Total Households	740	775	792	793	799	59	8%
Median Household Income							
Adjusted for inflation (\$1999)	\$80,992	\$86,708	\$92,782	\$97,054	\$103,616	\$22,624	28%

***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.

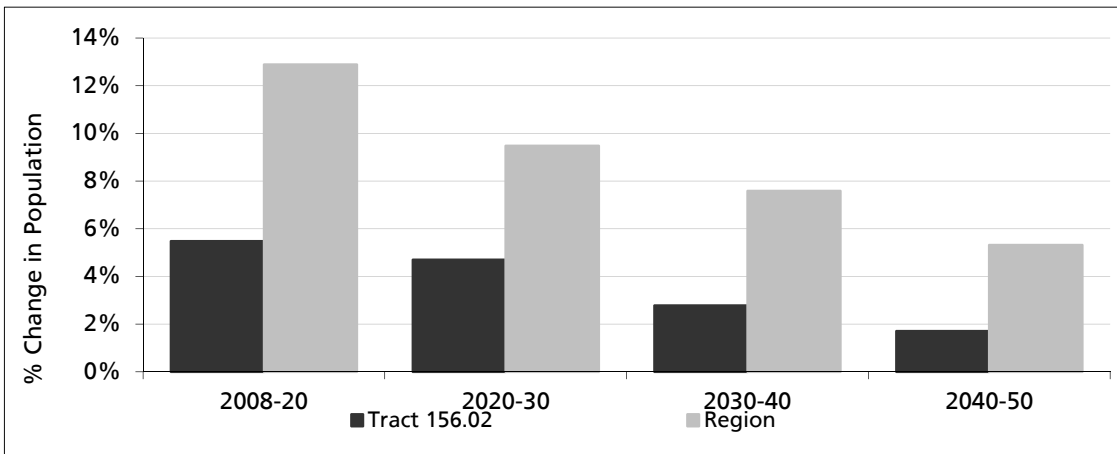
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,482	2,618	2,741	2,817	2,865	383	15%
Under 5	156	150	156	161	164	8	5%
5 to 9	103	101	114	120	129	26	25%
10 to 14	131	133	138	150	153	22	17%
15 to 17	102	98	96	109	113	11	11%
18 to 19	70	59	58	61	62	-8	-11%
20 to 24	227	221	244	252	268	41	18%
25 to 29	285	337	338	327	338	53	19%
30 to 34	84	90	89	109	118	34	40%
35 to 39	76	64	78	83	93	17	22%
40 to 44	116	91	102	102	111	-5	-4%
45 to 49	186	142	121	152	157	-29	-16%
50 to 54	183	156	142	168	169	-14	-8%
55 to 59	190	200	162	134	170	-20	-11%
60 to 61	74	84	74	58	73	-1	-1%
62 to 64	114	166	146	133	135	21	18%
65 to 69	116	191	209	171	137	21	18%
70 to 74	96	163	208	184	155	59	61%
75 to 79	73	84	139	165	151	78	107%
80 to 84	52	42	74	93	74	22	42%
85 and over	48	46	53	85	95	47	98%
Median Age	40.3	43.1	42.9	41.8	39.7	-0.6	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,482	2,618	2,741	2,817	2,865	383	15%
Hispanic	278	398	505	624	768	490	176%
Non-Hispanic	2,204	2,220	2,236	2,193	2,097	-107	-5%
White	2,051	2,015	1,980	1,891	1,739	-312	-15%
Black	44	62	79	93	115	71	161%
American Indian	4	5	5	5	5	1	25%
Asian	38	58	77	97	120	82	216%
Hawaiian / Pacific Islander	11	18	23	26	29	18	164%
Other	10	10	11	11	11	1	10%
Two or More Races	46	52	61	70	78	32	70%

GROWTH TRENDS IN TOTAL POPULATION



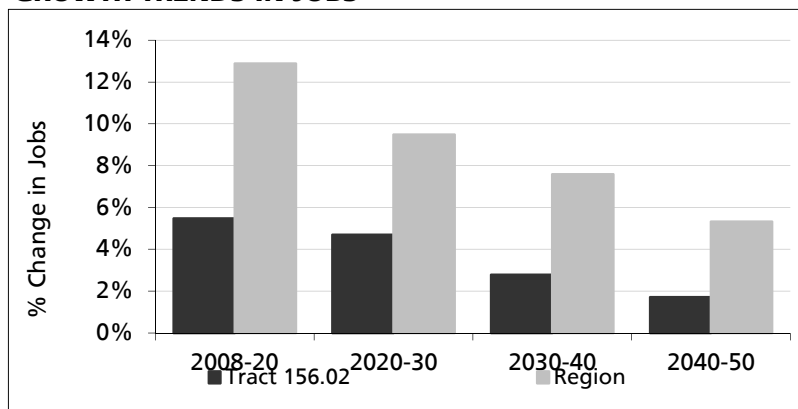
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,425	1,425	1,425	1,425	1,425	0	0%
Civilian Jobs	1,425	1,425	1,425	1,425	1,425	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	1,067	1,067	1,067	1,067	1,067	0	0%
Developed Acres	964	1,034	1,052	1,052	1,053	89	9%
Low Density Single Family	92	155	155	155	155	63	68%
Single Family	577	588	605	605	606	29	5%
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	1	1	1	1	1	0	0%
Commercial/Services	38	38	38	38	38	0	0%
Office	0	0	0	0	0	0	0%
Schools	139	139	139	139	139	0	0%
Roads and Freeways	103	103	103	103	103	0	0%
Agricultural and Extractive ²	2	0	0	0	0	-2	-100%
Parks and Military Use	10	10	10	10	10	0	0%
Vacant Developable Acres	92	22	4	4	3	-89	-96%
Low Density Single Family	62	2	2	2	2	-60	-97%
Single Family	30	20	2	2	1	-29	-95%
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	11	11	11	11	11	0	0%
Employment Density³	8.0	8.0	8.0	8.0	8.0	0.0	0%
Residential Density⁴	1.2	1.1	1.1	1.1	1.1	-0.1	-7%

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).