

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 77.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,797	4,052	4,625	4,944	4,985	1,188	31%
Household Population	3,768	4,012	4,561	4,863	4,879	1,111	29%
Group Quarters Population	29	40	64	81	106	77	266%
Civilian	29	40	64	81	106	77	266%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,267	2,267	2,531	2,637	2,637	370	16%
Single Family	708	708	434	301	301	-407	-57%
Multiple Family	1,559	1,559	2,097	2,336	2,336	777	50%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,022	2,139	2,404	2,507	2,498	476	24%
Single Family	634	673	404	278	280	-354	-56%
Multiple Family	1,388	1,466	2,000	2,229	2,218	830	60%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	10.8%	5.6%	5.0%	4.9%	5.3%	-5.5	-51%
Single Family	10.5%	4.9%	6.9%	7.6%	7.0%	-3.5	-33%
Multiple Family	11.0%	6.0%	4.6%	4.6%	5.1%	-5.9	-54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.86	1.88	1.90	1.94	1.95	0.09	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	204	158	139	127	124	-80	-39%
\$15,000-\$29,999	266	225	204	195	192	-74	-28%
\$30,000-\$44,999	352	336	326	313	313	-39	-11%
\$45,000-\$59,999	353	342	342	342	342	-11	-3%
\$60,000-\$74,999	278	300	318	322	322	44	16%
\$75,000-\$99,999	203	332	381	403	403	200	99%
\$100,000-\$124,999	184	238	307	325	317	133	72%
\$125,000-\$149,999	33	94	154	179	179	146	442%
\$150,000-\$199,999	68	79	154	203	208	140	206%
\$200,000 or more	81	35	79	98	98	17	21%
Total Households	2,022	2,139	2,404	2,507	2,498	476	24%
Median Household Income							
Adjusted for inflation (\$1999)	\$53,031	\$60,425	\$69,009	\$72,880	\$72,950	\$19,919	38%

***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.

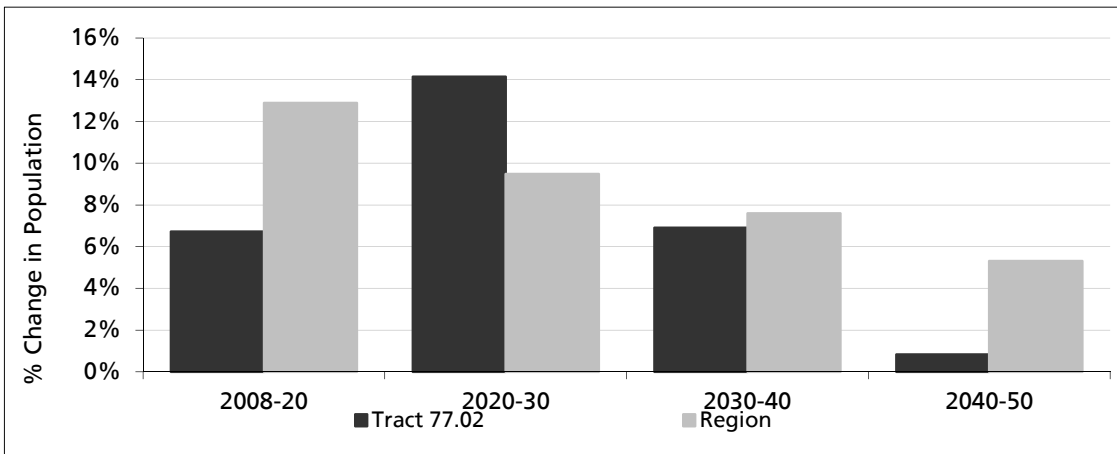
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,797	4,052	4,625	4,944	4,985	1,188	31%
Under 5	181	186	202	206	226	45	25%
5 to 9	139	156	179	173	176	37	27%
10 to 14	97	96	95	107	142	45	46%
15 to 17	57	49	62	81	69	12	21%
18 to 19	24	22	22	24	19	-5	-21%
20 to 24	73	63	87	81	72	-1	-1%
25 to 29	257	366	401	407	436	179	70%
30 to 34	861	986	1,026	1,140	1,099	238	28%
35 to 39	784	605	837	910	829	45	6%
40 to 44	392	334	397	399	425	33	8%
45 to 49	191	169	134	202	211	20	10%
50 to 54	170	145	138	172	163	-7	-4%
55 to 59	141	182	148	113	166	25	18%
60 to 61	60	78	76	57	85	25	42%
62 to 64	58	110	104	92	116	58	100%
65 to 69	93	193	221	197	184	91	98%
70 to 74	73	126	205	182	146	73	100%
75 to 79	36	48	89	115	109	73	203%
80 to 84	66	66	112	145	116	50	76%
85 and over	44	72	90	141	196	152	345%
Median Age	36.3	35.8	36.4	36.4	36.5	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,797	4,052	4,625	4,944	4,985	1,188	31%
Hispanic	444	505	606	678	698	254	57%
Non-Hispanic	3,353	3,547	4,019	4,266	4,287	934	28%
White	3,018	3,147	3,530	3,703	3,691	673	22%
Black	45	52	64	77	81	36	80%
American Indian	10	8	13	12	12	2	20%
Asian	130	182	228	276	303	173	133%
Hawaiian / Pacific Islander	9	5	5	3	1	-8	-89%
Other	23	19	22	13	14	-9	-39%
Two or More Races	118	134	157	182	185	67	57%

GROWTH TRENDS IN TOTAL POPULATION



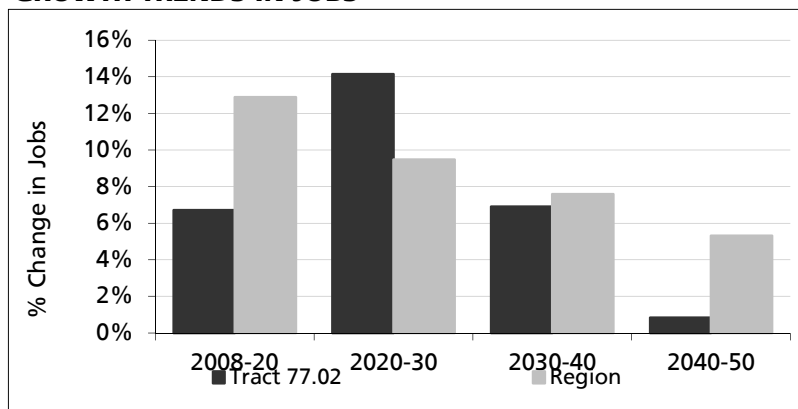
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	333	333	333	333	335	2	1%
Civilian Jobs	333	333	333	333	335	2	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	160	160	160	160	160	0	0%
Developed Acres	159	159	159	159	159	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	62	62	42	33	33	-29	-47%
Multiple Family	34	34	56	66	66	31	91%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	1	1	0	0%
Office	0	0	0	0	0	0	0%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	54	54	54	54	54	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
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	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	0	0	0	0	0	0	0%
Employment Density³	45.2	45.2	45.2	45.2	45.5	0.3	1%
Residential Density⁴	23.1	23.1	25.8	26.8	26.8	3.8	16%

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).