

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 198.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,321	4,463	4,516	4,526	4,507	186	4%
Household Population	4,119	4,250	4,278	4,258	4,227	108	3%
Group Quarters Population	202	213	238	268	280	78	39%
Civilian	202	213	238	268	280	78	39%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,443	1,479	1,468	1,437	1,419	-24	-2%
Single Family	840	857	857	857	857	17	2%
Multiple Family	446	526	526	526	526	80	18%
Mobile Homes	157	96	85	54	36	-121	-77%
Occupied Housing Units	1,385	1,423	1,416	1,386	1,370	-15	-1%
Single Family	807	827	829	830	831	24	3%
Multiple Family	421	503	505	505	505	84	20%
Mobile Homes	157	93	82	51	34	-123	-78%
Vacancy Rate	4.0%	3.8%	3.5%	3.5%	3.5%	-0.5	-13%
Single Family	3.9%	3.5%	3.3%	3.2%	3.0%	-0.9	-23%
Multiple Family	5.6%	4.4%	4.0%	4.0%	4.0%	-1.6	-29%
Mobile Homes	0.0%	3.1%	3.5%	5.6%	0.0%	0.0	0%
Persons per Household	2.97	2.99	3.02	3.07	3.09	0.12	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	151	125	106	91	79	-72	-48%
\$15,000-\$29,999	280	243	205	175	158	-122	-44%
\$30,000-\$44,999	339	320	289	250	231	-108	-32%
\$45,000-\$59,999	267	276	264	238	218	-49	-18%
\$60,000-\$74,999	188	201	204	193	182	-6	-3%
\$75,000-\$99,999	116	175	232	268	278	162	140%
\$100,000-\$124,999	33	46	63	97	134	101	306%
\$125,000-\$149,999	2	13	14	18	22	20	1000%
\$150,000-\$199,999	0	15	19	19	19	19	0%
\$200,000 or more	9	9	20	37	49	40	444%
Total Households	1,385	1,423	1,416	1,386	1,370	-15	-1%
Median Household Income							
Adjusted for inflation (\$1999)	\$41,571	\$46,277	\$51,136	\$56,155	\$59,931	\$18,360	44%

***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.

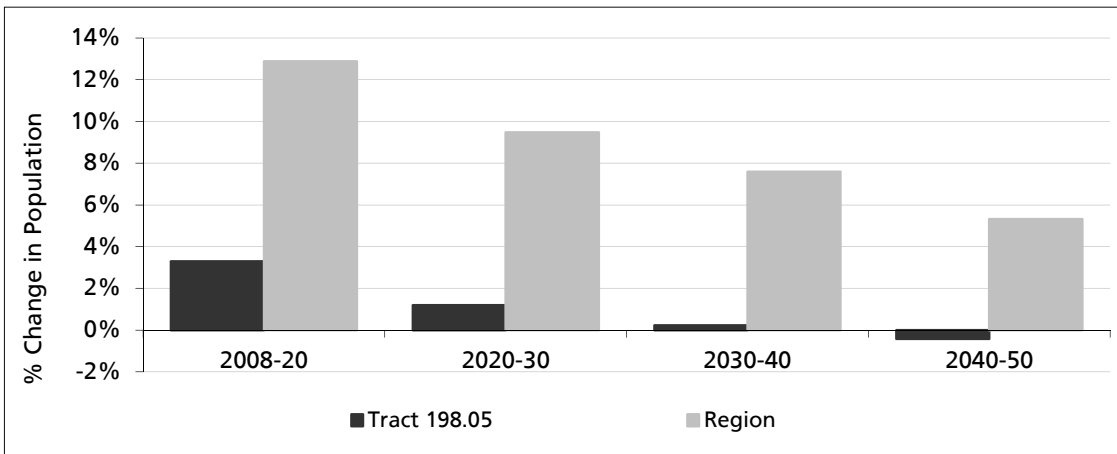
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,321	4,463	4,516	4,526	4,507	186	4%
Under 5	333	309	298	280	261	-72	-22%
5 to 9	252	261	243	227	214	-38	-15%
10 to 14	247	260	231	218	215	-32	-13%
15 to 17	194	176	161	150	145	-49	-25%
18 to 19	136	115	109	101	100	-36	-26%
20 to 24	254	223	244	217	210	-44	-17%
25 to 29	335	372	342	321	310	-25	-7%
30 to 34	311	292	249	270	255	-56	-18%
35 to 39	259	210	229	207	209	-50	-19%
40 to 44	299	252	248	220	237	-62	-21%
45 to 49	340	305	253	284	277	-63	-19%
50 to 54	305	308	284	284	256	-49	-16%
55 to 59	206	262	235	198	225	19	9%
60 to 61	51	74	68	60	68	17	33%
62 to 64	53	86	82	77	82	29	55%
65 to 69	123	214	261	249	231	108	88%
70 to 74	120	209	256	216	195	75	63%
75 to 79	107	127	191	203	173	66	62%
80 to 84	157	144	237	293	266	109	69%
85 and over	239	264	295	451	578	339	142%
Median Age	36.9	40.3	43.1	45.9	46.8	9.9	27%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,321	4,463	4,516	4,526	4,507	186	4%
Hispanic	1,654	1,821	1,875	1,926	1,940	286	17%
Non-Hispanic	2,667	2,642	2,641	2,600	2,567	-100	-4%
White	2,055	2,033	2,051	2,029	2,019	-36	-2%
Black	259	245	223	199	173	-86	-33%
American Indian	3	3	3	3	4	1	33%
Asian	140	152	160	166	171	31	22%
Hawaiian / Pacific Islander	63	63	56	55	54	-9	-14%
Other	0	1	1	1	1	1	--
Two or More Races	147	145	147	147	145	-2	-1%

GROWTH TRENDS IN TOTAL POPULATION



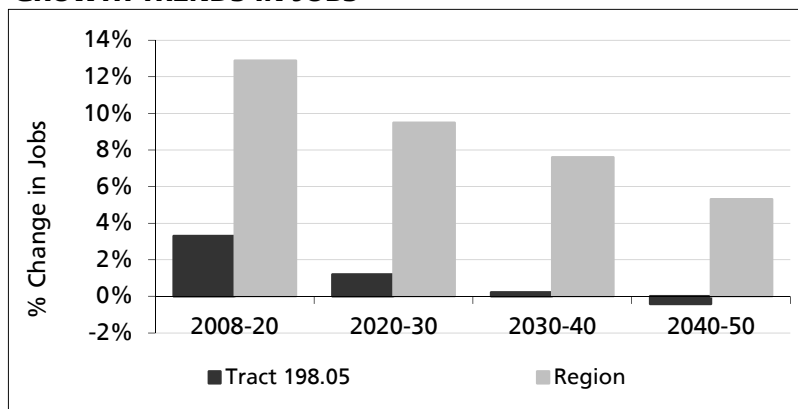
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,087	2,284	2,284	2,284	2,284	1,197	110%
Civilian Jobs	1,087	2,284	2,284	2,284	2,284	1,197	110%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	370	370	370	370	370	0	0%
Developed Acres	337	370	370	370	370	33	10%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	103	104	104	104	104	1	1%
Multiple Family	19	23	23	23	23	5	25%
Mobile Homes	23	23	23	23	23	0	0%
Other Residential	11	11	11	11	11	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	56	84	84	84	84	27	48%
Office	3	3	3	3	3	0	0%
Schools	1	1	1	1	1	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	40	40	40	40	40	0	0%
Vacant Developable Acres	33	0	0	0	0	-33	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
Multiple Family	5	0	0	0	0	-5	-99%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	27	0	0	0	0	-27	-100%
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	17.6	25.6	25.6	25.6	25.6	8.1	46%
Residential Density⁴	9.3	9.2	9.1	8.9	8.8	-0.5	-5%

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).