

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 196.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,939	6,030	7,238	16,665	17,261	11,322	191%
Household Population	5,763	5,833	7,006	16,386	16,941	11,178	194%
Group Quarters Population	176	197	232	279	320	144	82%
Civilian	176	197	232	279	320	144	82%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,729	1,736	2,080	4,760	4,923	3,194	185%
Single Family	1,246	1,253	1,597	1,570	1,570	324	26%
Multiple Family	452	452	452	3,190	3,353	2,901	642%
Mobile Homes	31	31	31	0	0	-31	-100%
Occupied Housing Units	1,616	1,636	1,981	4,592	4,768	3,152	195%
Single Family	1,188	1,179	1,521	1,501	1,502	314	26%
Multiple Family	397	428	431	3,091	3,266	2,869	723%
Mobile Homes	31	29	29	0	0	-31	-100%
Vacancy Rate	6.5%	5.8%	4.8%	3.5%	3.1%	-3.4	-52%
Single Family	4.7%	5.9%	4.8%	4.4%	4.3%	-0.4	-9%
Multiple Family	12.2%	5.3%	4.6%	3.1%	2.6%	-9.6	-79%
Mobile Homes	0.0%	6.5%	6.5%	0.0%	0.0%	0.0	0%
Persons per Household	3.57	3.57	3.54	3.57	3.55	-0.02	-1%

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	114	90	66	59	53	-61	-54%
\$15,000-\$29,999	255	220	187	178	169	-86	-34%
\$30,000-\$44,999	260	236	222	337	339	79	30%
\$45,000-\$59,999	233	238	243	492	514	281	121%
\$60,000-\$74,999	223	223	263	595	627	404	181%
\$75,000-\$99,999	231	267	380	1,036	1,103	872	377%
\$100,000-\$124,999	123	174	288	783	805	682	554%
\$125,000-\$149,999	68	98	144	423	429	361	531%
\$150,000-\$199,999	75	80	134	462	486	411	548%
\$200,000 or more	34	10	54	227	243	209	615%
Total Households	1,616	1,636	1,981	4,592	4,768	3,152	195%
Median Household Income							
Adjusted for inflation (\$1999)	\$56,524	\$62,287	\$75,625	\$90,323	\$90,458	\$33,934	60%

***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.

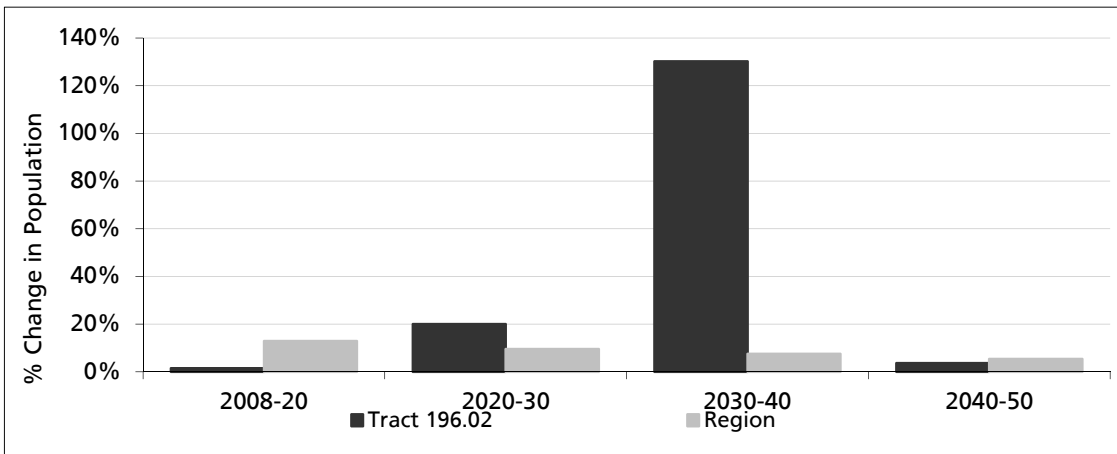
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,939	6,030	7,238	16,665	17,261	11,322	191%
Under 5	494	467	558	1,229	1,165	671	136%
5 to 9	376	441	503	1,156	1,139	763	203%
10 to 14	476	547	627	1,389	1,422	946	199%
15 to 17	322	309	369	801	833	511	159%
18 to 19	165	131	177	389	395	230	139%
20 to 24	388	329	465	1,002	1,001	613	158%
25 to 29	468	490	565	1,364	1,324	856	183%
30 to 34	465	450	476	1,338	1,313	848	182%
35 to 39	415	377	502	1,122	1,211	796	192%
40 to 44	445	427	514	1,035	1,283	838	188%
45 to 49	417	355	360	910	926	509	122%
50 to 54	405	382	434	986	925	520	128%
55 to 59	317	338	351	692	825	508	160%
60 to 61	110	126	136	280	330	220	200%
62 to 64	116	171	198	463	483	367	316%
65 to 69	161	241	309	689	686	525	326%
70 to 74	140	202	295	671	727	587	419%
75 to 79	121	125	213	556	576	455	376%
80 to 84	86	72	126	380	414	328	381%
85 and over	52	50	60	213	283	231	444%
Median Age	33.0	33.3	33.7	33.7	35.2	2.2	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,939	6,030	7,238	16,665	17,261	11,322	191%
Hispanic	3,141	3,747	4,951	11,987	12,913	9,772	311%
Non-Hispanic	2,798	2,283	2,287	4,678	4,348	1,550	55%
White	2,491	1,974	1,909	3,782	3,382	891	36%
Black	93	92	112	257	265	172	185%
American Indian	8	8	8	14	13	5	63%
Asian	92	98	125	312	351	259	282%
Hawaiian / Pacific Islander	17	17	18	37	38	21	124%
Other	1	1	1	2	2	1	100%
Two or More Races	96	93	114	274	297	201	209%

GROWTH TRENDS IN TOTAL POPULATION



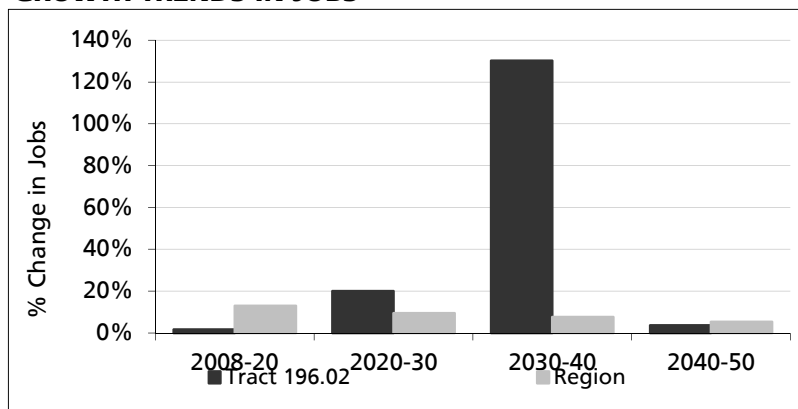
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,047	2,047	2,075	3,817	3,819	1,772	87%
Civilian Jobs	2,047	2,047	2,075	3,817	3,819	1,772	87%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,105	1,105	1,105	1,105	1,105	0	0%
Developed Acres	925	927	1,087	1,099	1,104	179	19%
Low Density Single Family	2	2	2	2	2	0	0%
Single Family	645	648	829	824	824	179	28%
Multiple Family	24	24	24	24	30	6	26%
Mobile Homes	1	1	1	0	0	-1	-100%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	68	68	68	--
Industrial	1	1	1	0	0	-1	-100%
Commercial/Services	57	57	58	11	11	-45	-80%
Office	4	4	4	0	0	-4	-100%
Schools	33	33	33	33	33	0	0%
Roads and Freeways	117	117	117	117	117	0	0%
Agricultural and Extractive ²	29	27	6	6	6	-23	-80%
Parks and Military Use	12	12	12	12	12	0	-1%
Vacant Developable Acres	180	178	18	7	1	-179	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	162	160	1	1	1	-161	-99%
Multiple Family	12	12	12	5	0	-12	-100%
Mixed Use	1	1	1	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	5	5	4	0	0	-5	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-55%
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	21.6	21.6	21.6	48.5	48.4	26.9	124%
Residential Density⁴	2.6	2.6	2.4	5.4	5.5	3.0	115%

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).