

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 201.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,703	3,647	3,909	3,966	4,019	316	9%
Household Population	3,703	3,647	3,909	3,966	4,019	316	9%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,171	1,178	1,253	1,253	1,254	83	7%
Single Family	918	925	1,000	1,000	1,000	82	9%
Multiple Family	168	168	168	168	168	0	0%
Mobile Homes	85	85	85	85	86	1	1%
Occupied Housing Units	1,153	1,134	1,212	1,213	1,215	62	5%
Single Family	912	891	968	969	970	58	6%
Multiple Family	159	164	164	164	164	5	3%
Mobile Homes	82	79	80	80	81	-1	-1%
Vacancy Rate	1.5%	3.7%	3.3%	3.2%	3.1%	1.6	107%
Single Family	0.7%	3.7%	3.2%	3.1%	3.0%	2.3	329%
Multiple Family	5.4%	2.4%	2.4%	2.4%	2.4%	-3.0	-56%
Mobile Homes	3.5%	7.1%	5.9%	5.9%	0.0%	-3.5	-100%
Persons per Household	3.21	3.22	3.23	3.27	3.31	0.10	3%

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	34	31	25	19	13	-21	-62%
\$15,000-\$29,999	177	164	156	143	131	-46	-26%
\$30,000-\$44,999	193	190	178	160	145	-48	-25%
\$45,000-\$59,999	219	216	219	214	209	-10	-5%
\$60,000-\$74,999	163	159	161	161	161	-2	-1%
\$75,000-\$99,999	181	163	177	177	177	-4	-2%
\$100,000-\$124,999	90	91	109	111	112	22	24%
\$125,000-\$149,999	35	50	70	75	75	40	114%
\$150,000-\$199,999	61	68	101	128	154	93	152%
\$200,000 or more	0	2	16	25	38	38	0%
Total Households	1,153	1,134	1,212	1,213	1,215	62	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$56,815	\$57,639	\$62,609	\$66,568	\$70,202	\$13,387	24%

***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.

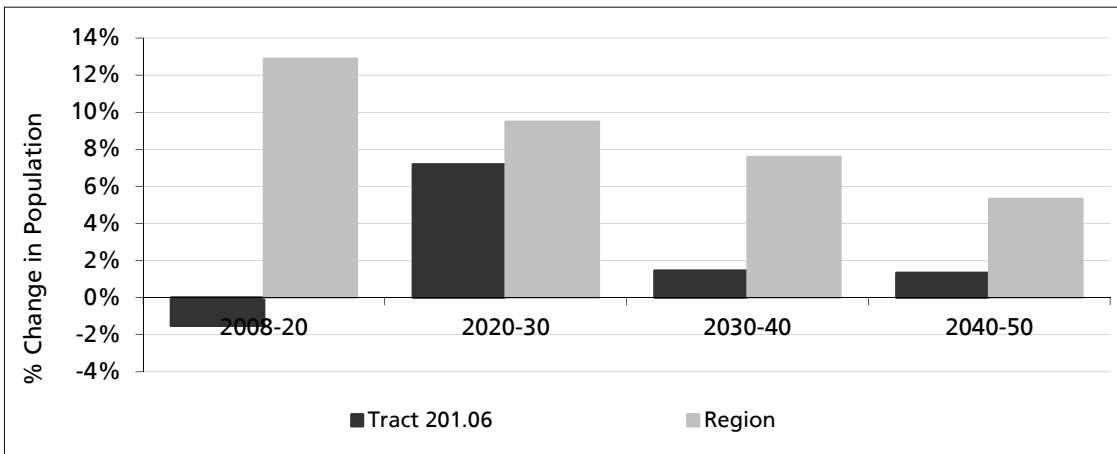
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,703	3,647	3,909	3,966	4,019	316	9%
Under 5	280	270	297	306	312	32	11%
5 to 9	368	386	418	443	448	80	22%
10 to 14	398	432	449	466	479	81	20%
15 to 17	251	232	259	260	272	21	8%
18 to 19	118	99	118	118	127	9	8%
20 to 24	298	259	324	318	323	25	8%
25 to 29	222	241	259	280	277	55	25%
30 to 34	244	244	240	319	322	78	32%
35 to 39	244	203	254	261	280	36	15%
40 to 44	262	233	263	243	286	24	9%
45 to 49	216	176	162	183	179	-37	-17%
50 to 54	210	164	148	141	121	-89	-42%
55 to 59	173	193	195	173	199	26	15%
60 to 61	57	54	38	23	20	-37	-65%
62 to 64	86	107	84	65	59	-27	-31%
65 to 69	100	147	153	125	105	5	5%
70 to 74	69	106	110	83	65	-4	-6%
75 to 79	34	38	62	69	66	32	94%
80 to 84	27	23	34	36	26	-1	-4%
85 and over	46	40	42	54	53	7	15%
Median Age	28.1	28.0	26.7	26.3	25.9	-2.2	-8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,703	3,647	3,909	3,966	4,019	316	9%
Hispanic	1,284	1,625	2,058	2,401	2,696	1,412	110%
Non-Hispanic	2,419	2,022	1,851	1,565	1,323	-1,096	-45%
White	1,998	1,575	1,345	1,032	759	-1,239	-62%
Black	29	37	47	56	65	36	124%
American Indian	21	18	16	13	13	-8	-38%
Asian	228	242	271	285	299	71	31%
Hawaiian / Pacific Islander	14	19	25	28	31	17	121%
Other	16	17	19	19	19	3	19%
Two or More Races	113	114	128	132	137	24	21%

GROWTH TRENDS IN TOTAL POPULATION



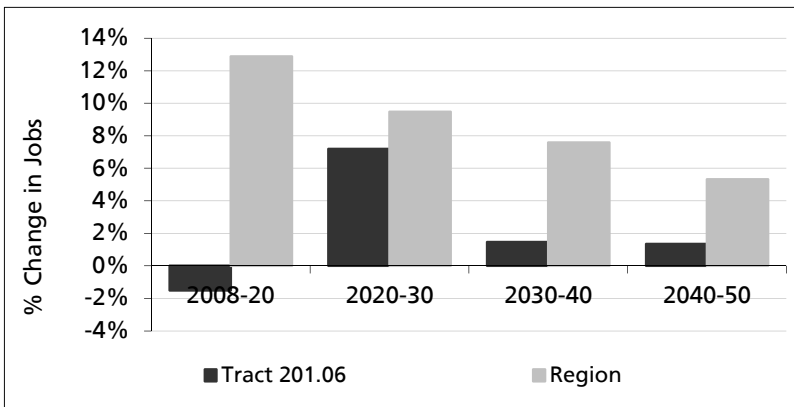
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	263	263	263	263	263	0	0%
Civilian Jobs	263	263	263	263	263	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	449	449	449	449	449	0	0%
Developed Acres	412	414	448	448	448	36	9%
Low Density Single Family	26	38	38	38	38	12	45%
Single Family	229	229	263	263	263	34	15%
Multiple Family	12	12	12	12	12	0	0%
Mobile Homes	13	13	13	13	13	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	11	11	11	11	11	0	0%
Commercial/Services	9	9	9	9	9	0	0%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	65	65	65	65	65	0	0%
Agricultural and Extractive ²	10	0	0	0	0	-10	-100%
Parks and Military Use	18	18	18	18	18	0	0%
Vacant Developable Acres	37	34	1	1	1	-36	-98%
Low Density Single Family	2	0	0	0	0	-2	-100%
Single Family	34	34	1	1	1	-34	-98%
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	6.9	6.9	6.9	6.9	6.9	0.0	0%
Residential Density⁴	4.2	4.0	3.8	3.8	3.8	-0.3	-8%

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).