

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 96.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,971	5,447	5,465	5,596	6,262	2,291	58%
Household Population	3,933	5,390	5,365	5,442	6,067	2,134	54%
Group Quarters Population	38	57	100	154	195	157	413%
Civilian	38	57	100	154	195	157	413%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,737	2,400	2,400	2,451	2,738	1,001	58%
Single Family	1,095	1,106	1,106	1,106	1,106	11	1%
Multiple Family	391	1,230	1,230	1,286	1,632	1,241	317%
Mobile Homes	251	64	64	59	0	-251	-100%
Occupied Housing Units	1,650	2,301	2,306	2,355	2,641	991	60%
Single Family	1,039	1,060	1,064	1,065	1,067	28	3%
Multiple Family	382	1,182	1,184	1,232	1,574	1,192	312%
Mobile Homes	229	59	58	58	0	-229	-100%
Vacancy Rate	5.0%	4.1%	3.9%	3.9%	3.5%	-1.5	-30%
Single Family	5.1%	4.2%	3.8%	3.7%	3.5%	-1.6	-31%
Multiple Family	2.3%	3.9%	3.7%	4.2%	3.6%	1.3	57%
Mobile Homes	8.8%	7.8%	9.4%	1.7%	0.0%	-8.8	-100%
Persons per Household	2.38	2.34	2.33	2.31	2.30	-0.08	-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	150	139	128	123	121	-29	-19%
\$15,000-\$29,999	346	326	312	302	291	-55	-16%
\$30,000-\$44,999	311	308	306	304	302	-9	-3%
\$45,000-\$59,999	254	273	273	273	289	35	14%
\$60,000-\$74,999	216	253	253	254	277	61	28%
\$75,000-\$99,999	201	325	326	332	376	175	87%
\$100,000-\$124,999	89	228	228	236	277	188	211%
\$125,000-\$149,999	44	175	177	186	231	187	425%
\$150,000-\$199,999	33	192	221	246	304	271	821%
\$200,000 or more	6	82	82	99	173	167	2783%
Total Households	1,650	2,301	2,306	2,355	2,641	991	60%
Median Household Income							
Adjusted for inflation (\$1999)	\$46,063	\$66,196	\$67,945	\$70,364	\$77,693	\$31,630	69%

***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.

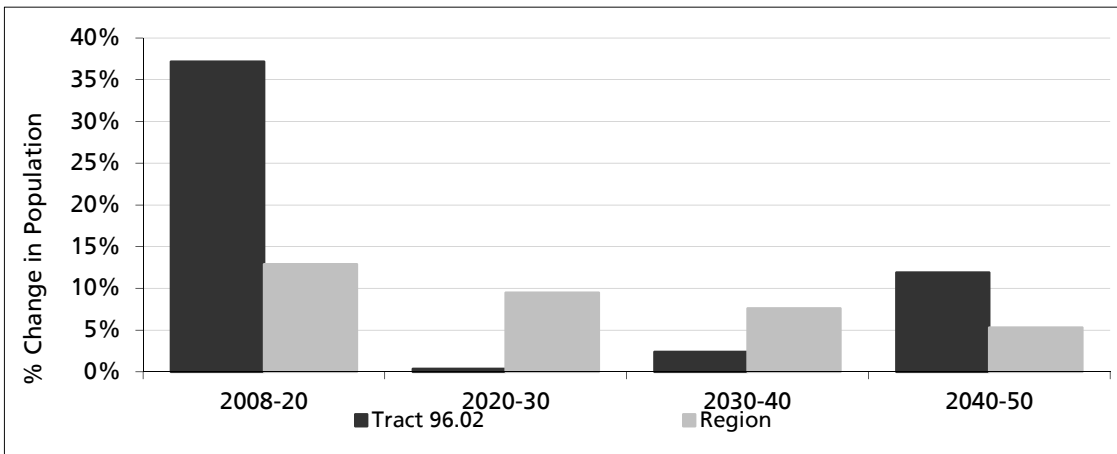
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,971	5,447	5,465	5,596	6,262	2,291	58%
Under 5	181	214	209	211	238	57	31%
5 to 9	227	279	288	295	337	110	48%
10 to 14	216	287	255	264	305	89	41%
15 to 17	124	151	127	137	171	47	38%
18 to 19	70	87	65	77	87	17	24%
20 to 24	188	241	235	229	282	94	50%
25 to 29	174	275	269	239	281	107	61%
30 to 34	166	220	209	223	233	67	40%
35 to 39	283	289	320	319	317	34	12%
40 to 44	330	348	344	325	410	80	24%
45 to 49	354	381	304	380	435	81	23%
50 to 54	275	324	270	296	321	46	17%
55 to 59	234	372	310	283	404	170	73%
60 to 61	103	160	127	103	146	43	42%
62 to 64	104	207	164	144	168	64	62%
65 to 69	191	425	432	355	349	158	83%
70 to 74	155	360	420	349	337	182	117%
75 to 79	217	348	494	516	464	247	114%
80 to 84	192	223	360	442	417	225	117%
85 and over	187	256	263	409	560	373	199%
Median Age	45.4	49.4	52.0	51.7	50.5	5.1	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,971	5,447	5,465	5,596	6,262	2,291	58%
Hispanic	480	808	886	988	1,188	708	148%
Non-Hispanic	3,491	4,639	4,579	4,608	5,074	1,583	45%
White	2,988	3,884	3,762	3,722	4,046	1,058	35%
Black	111	180	205	225	262	151	136%
American Indian	18	26	25	24	25	7	39%
Asian	180	265	283	307	358	178	99%
Hawaiian / Pacific Islander	24	42	45	50	58	34	142%
Other	21	30	32	35	40	19	90%
Two or More Races	149	212	227	245	285	136	91%

GROWTH TRENDS IN TOTAL POPULATION



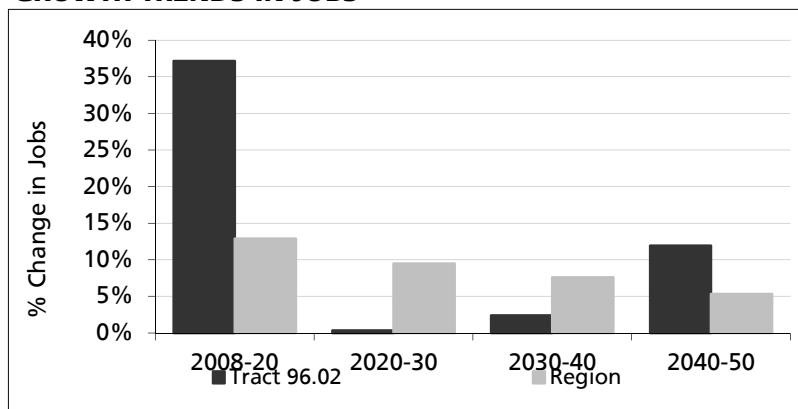
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,470	1,470	1,746	1,833	1,840	370	25%
Civilian Jobs	1,470	1,470	1,746	1,833	1,840	370	25%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	478	478	478	478	478	0	0%
Developed Acres	469	470	478	478	478	9	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	198	200	200	200	200	1	1%
Multiple Family	12	36	36	36	46	34	291%
Mobile Homes	34	10	10	10	0	-34	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	61	61	69	69	69	8	13%
Commercial/Services	22	22	22	22	22	0	0%
Office	0	0	0	0	0	0	0%
Schools	29	29	29	29	29	0	0%
Roads and Freeways	88	88	88	88	88	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	25	25	25	25	25	0	0%
Vacant Developable Acres	9	8	0	0	0	-9	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	8	8	0	0	0	-8	-100%
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	13.1	13.1	14.6	15.3	15.3	2.2	17%
Residential Density⁴	7.1	9.8	9.8	10.0	11.2	4.0	57%

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).