2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 118.02

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**6,595**	**8,039**	**8,771**	***9,187***	***9,280***	**2,685**	**41%**
Household Population	6,595	8,039	8,771	*9,187*	*9,280*	2,685	41%
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	**1,807**	**2,230**	**2,410**	***2,538***	***2,565***	**758**	**42%**
Single Family	850	812	771	*771*	*771*	-79	-9%
Multiple Family	870	1,418	1,639	*1,767*	*1,794*	924	106%
Mobile Homes	87	0	0	*0*	*0*	-87	-100%
Occupied Housing Units	**1,761**	**2,147**	**2,334**	***2,458***	***2,486***	**725**	**41%**
Single Family	826	778	745	*741*	*741*	-85	-10%
Multiple Family	852	1,369	1,589	*1,717*	*1,745*	893	105%
Mobile Homes	83	0	0	*0*	*0*	-83	-100%
Vacancy Rate	**2.5%**	**3.7%**	**3.2%**	***3.2%***	***3.1%***	**0.6**	**24%**
Single Family	2.8%	4.2%	3.4%	*3.9%*	*3.9%*	1.1	39%
Multiple Family	2.1%	3.5%	3.1%	*2.8%*	*2.7%*	0.6	29%
Mobile Homes	4.6%	0.0%	0.0%	*0.0%*	*0.0%*	-4.6	-100%
Persons per Household	**3.75**	**3.74**	**3.76**	***3.74***	***3.73***	**-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	451	374	329	*321*	*321*	-130	-29%
$15,000-$29,999	599	561	538	*549*	*548*	-51	-9%
$30,000-$44,999	354	379	404	*425*	*430*	76	21%
$45,000-$59,999	197	291	330	*352*	*356*	159	81%
$60,000-$74,999	59	208	265	*296*	*301*	242	410%
$75,000-$99,999	83	199	264	*289*	*297*	214	258%
$100,000-$124,999	7	60	94	*106*	*109*	102	1457%
$125,000-$149,999	0	40	67	*75*	*78*	78	0%
$150,000-$199,999	0	31	38	*39*	*40*	40	0%
$200,000 or more	11	4	5	*6*	*6*	-5	-45%
Total Households	1,761	2,147	2,334	*2,458*	*2,486*	725	41%
Median Household Income							
Adjusted for inflation ($1999)	$25,755	$35,482	$41,139	*$42,671*	*$43,047*	$17,292	67%

*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.

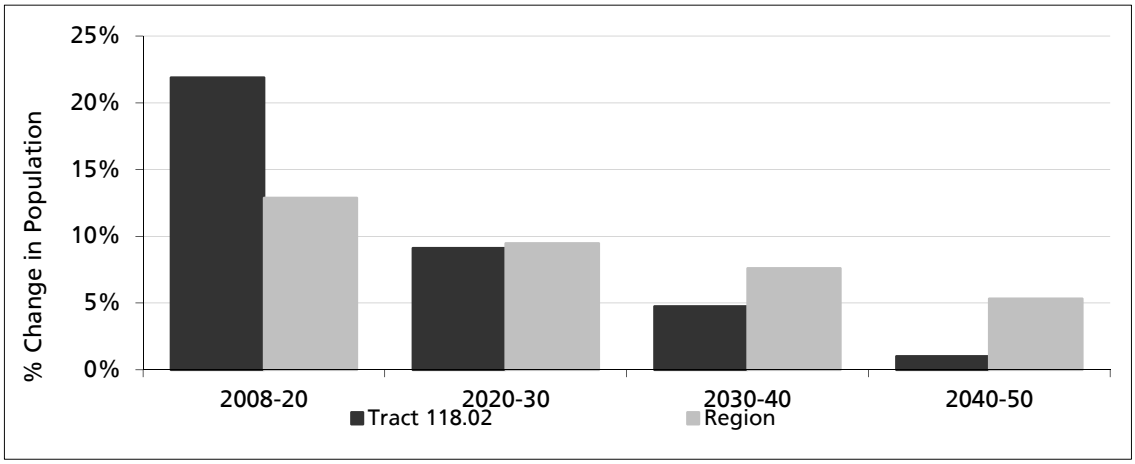
POPULATION BY AGE

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**6,595**	**8,039**	**8,771**	***9,187***	***9,280***	**2,685**	**41%**
Under 5	746	812	823	*846*	*786*	40	5%
5 to 9	528	755	751	*786*	*745*	217	41%
10 to 14	585	771	768	*757*	*755*	170	29%
15 to 17	434	470	512	*491*	*503*	69	16%
18 to 19	265	257	309	*290*	*303*	38	14%
20 to 24	536	526	695	*668*	*653*	117	22%
25 to 29	642	740	755	*799*	*747*	105	16%
30 to 34	647	688	624	*778*	*726*	79	12%
35 to 39	485	515	583	*572*	*624*	139	29%
40 to 44	354	445	461	*408*	*541*	187	53%
45 to 49	343	439	436	*480*	*498*	155	45%
50 to 54	300	417	484	*488*	*436*	136	45%
55 to 59	233	353	403	*394*	*422*	189	81%
60 to 61	65	112	127	*137*	*145*	80	123%
62 to 64	91	191	245	*286*	*282*	191	210%
65 to 69	135	268	360	*409*	*397*	262	194%
70 to 74	70	123	213	*265*	*306*	236	337%
75 to 79	31	38	68	*92*	*107*	76	245%
80 to 84	53	64	100	*153*	*174*	121	228%
85 and over	52	55	54	*88*	*130*	78	150%
Median Age	26.6	27.9	28.5	*29.7*	*31.0*	4.4	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**6,595**	**8,039**	**8,771**	***9,187***	***9,280***	**2,685**	**41%**
Hispanic	4,572	5,941	6,828	*7,419*	*7,718*	3,146	69%
Non-Hispanic	2,023	2,098	1,943	*1,768*	*1,562*	-461	-23%
White	313	174	17	*0*	*0*	-313	-100%
Black	555	533	418	*267*	*90*	-465	-84%
American Indian	17	22	25	*26*	*27*	10	59%
Asian	924	1,108	1,185	*1,154*	*1,109*	185	20%
Hawaiian / Pacific Islander	59	67	65	*68*	*68*	9	15%
Other	2	5	7	*9*	*12*	10	500%
Two or More Races	153	189	226	*244*	*256*	103	67%

GROWTH TRENDS IN TOTAL POPULATION



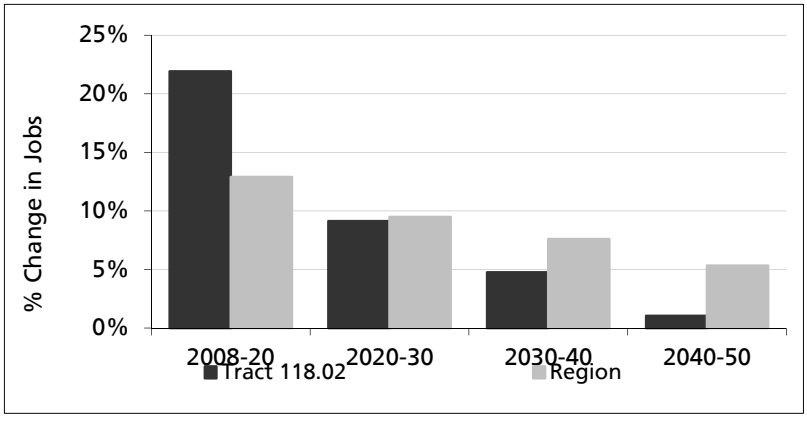
EMPLOYMENT

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Jobs	**344**	**832**	**1,095**	***1,095***	***1,095***	**751**	**218%**
Civilian Jobs	344	832	1,095	*1,095*	*1,095*	751	218%
Military Jobs	0	0	0	*0*	*0*	0	0%

LAND USE[1]

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Acres	**212**	**212**	**212**	***212***	***212***	**0**	**0%**
Developed Acres	**203**	**206**	**208**	***210***	***211***	**8**	**4%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	99	94	90	*90*	*90*	-9	-9%
Multiple Family	29	31	32	*33*	*34*	6	19%
Mobile Homes	4	0	0	*0*	*0*	-4	-100%
Other Residential	1	0	0	*0*	*0*	-1	-100%
Mixed Use	0	19	28	*29*	*29*	29	--
Industrial	0	0	0	*0*	*0*	0	0%
Commercial/Services	12	4	1	*0*	*0*	-12	-100%
Office	0	0	0	*0*	*0*	0	-100%
Schools	0	0	0	*0*	*0*	0	0%
Roads and Freeways	58	58	58	*58*	*58*	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	**9**	**6**	**4**	***2***	***1***	**-8**	**-91%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	1	1	0	*0*	*0*	-1	-98%
Multiple Family	5	4	3	*1*	*0*	-5	-100%
Mixed Use	2	0	0	*0*	*0*	-2	-100%
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	1	1	1	*1*	*1*	0	0%
Constrained Acres	**0**	**0**	**0**	***0***	***0***	**0**	**0%**
Employment Density[3]	**28.9**	**60.5**	**73.5**	**--**	**--**	**--**	**--**
Residential Density[4]	**13.6**	**16.6**	**17.8**	***18.5***	***18.5***	**4.9**	**36%**

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).