

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 165.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,640	6,919	7,513	7,718	7,818	1,178	18%
Household Population	6,485	6,724	7,248	7,385	7,429	944	15%
Group Quarters Population	155	195	265	333	389	234	151%
Civilian	155	195	265	333	389	234	151%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,339	2,423	2,550	2,549	2,543	204	9%
Single Family	1,456	1,540	1,667	1,666	1,660	204	14%
Multiple Family	883	883	883	883	883	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,226	2,283	2,422	2,426	2,429	203	9%
Single Family	1,382	1,474	1,609	1,609	1,608	226	16%
Multiple Family	844	809	813	817	821	-23	-3%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.8%	5.8%	5.0%	4.8%	4.5%	-0.3	-6%
Single Family	5.1%	4.3%	3.5%	3.4%	3.1%	-2.0	-39%
Multiple Family	4.4%	8.4%	7.9%	7.5%	7.0%	2.6	59%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.91	2.95	2.99	3.04	3.06	0.15	5%

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	314	250	201	162	131	-183	-58%
\$15,000-\$29,999	518	447	387	327	290	-228	-44%
\$30,000-\$44,999	482	483	482	451	427	-55	-11%
\$45,000-\$59,999	409	436	468	465	452	43	11%
\$60,000-\$74,999	182	245	289	305	312	130	71%
\$75,000-\$99,999	212	276	357	406	442	230	108%
\$100,000-\$124,999	67	93	135	177	213	146	218%
\$125,000-\$149,999	27	45	72	79	86	59	219%
\$150,000-\$199,999	3	8	30	52	68	65	2167%
\$200,000 or more	12	0	1	2	8	-4	-33%
Total Households	2,226	2,283	2,422	2,426	2,429	203	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$38,745	\$43,804	\$49,519	\$53,806	\$57,163	\$18,418	48%

***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.

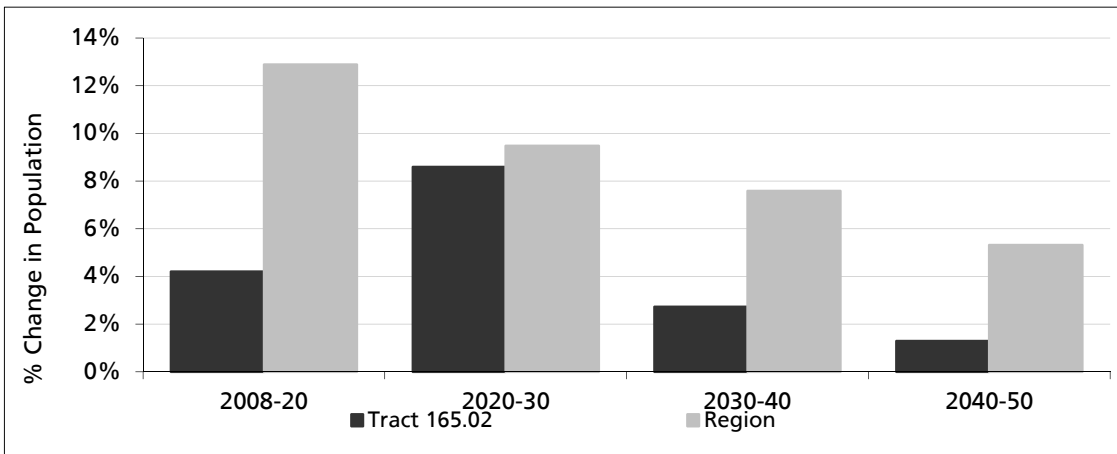
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,640	6,919	7,513	7,718	7,818	1,178	18%
Under 5	417	408	431	428	417	0	0%
5 to 9	460	455	481	480	463	3	1%
10 to 14	561	591	604	619	613	52	9%
15 to 17	337	324	326	337	334	-3	-1%
18 to 19	234	202	207	198	197	-37	-16%
20 to 24	471	441	514	492	485	14	3%
25 to 29	396	474	489	474	472	76	19%
30 to 34	425	443	417	460	450	25	6%
35 to 39	499	408	505	499	497	-2	0%
40 to 44	487	416	463	425	457	-30	-6%
45 to 49	542	451	398	478	476	-66	-12%
50 to 54	481	448	421	458	437	-44	-9%
55 to 59	348	426	396	348	432	84	24%
60 to 61	119	166	173	160	200	81	68%
62 to 64	112	189	188	193	203	91	81%
65 to 69	184	310	361	303	257	73	40%
70 to 74	170	289	400	362	326	156	92%
75 to 79	185	234	395	481	464	279	151%
80 to 84	93	98	166	240	254	161	173%
85 and over	119	146	178	283	384	265	223%
Median Age	35.2	36.5	37.8	38.7	39.8	4.6	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,640	6,919	7,513	7,718	7,818	1,178	18%
Hispanic	1,521	2,024	2,542	2,978	3,442	1,921	126%
Non-Hispanic	5,119	4,895	4,971	4,740	4,376	-743	-15%
White	4,366	3,989	3,892	3,532	3,035	-1,331	-30%
Black	232	314	385	440	513	281	121%
American Indian	52	47	43	38	34	-18	-35%
Asian	109	153	199	243	282	173	159%
Hawaiian / Pacific Islander	10	14	18	20	20	10	100%
Other	15	16	18	19	19	4	27%
Two or More Races	335	362	416	448	473	138	41%

GROWTH TRENDS IN TOTAL POPULATION



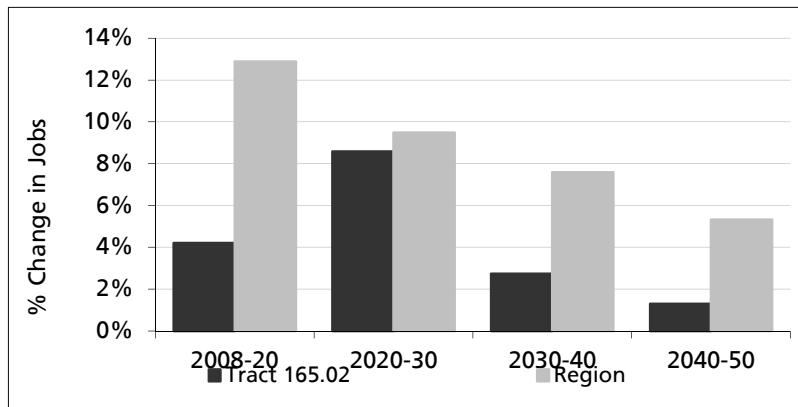
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,476	1,478	1,479	1,490	1,570	94	6%
Civilian Jobs	1,476	1,478	1,479	1,490	1,570	94	6%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	524	524	524	524	524	0	0%
Developed Acres	506	512	518	518	518	12	2%
Low Density Single Family	27	24	24	24	24	-4	-13%
Single Family	277	286	295	295	293	17	6%
Multiple Family	38	38	38	38	38	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	7	7	7	7	7	0	0%
Commercial/Services	55	55	55	56	58	3	5%
Office	1	1	1	1	1	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	88	88	88	88	88	0	0%
Agricultural and Extractive ²	3	3	0	0	0	-3	-100%
Parks and Military Use	8	8	8	8	8	0	0%
Vacant Developable Acres	14	8	3	3	2	-12	-85%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	13	7	1	1	1	-12	-89%
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	2	1	1	1	1	-1	-46%
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	3	3	3	3	3	0	0%
Employment Density³	23.4	23.4	23.4	23.4	24.0	0.5	2%
Residential Density⁴	6.8	6.9	7.1	7.1	7.1	0.3	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).