

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 22.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,096	6,359	8,268	9,241	9,166	4,070	80%
Household Population	5,048	6,302	8,193	9,138	9,042	3,994	79%
Group Quarters Population	48	57	75	103	124	76	158%
Civilian	48	57	75	103	124	76	158%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,730	2,116	2,665	2,953	2,953	1,223	71%
Single Family	411	184	25	24	24	-387	-94%
Multiple Family	1,319	1,932	2,640	2,929	2,929	1,610	122%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,650	2,020	2,560	2,838	2,831	1,181	72%
Single Family	382	147	9	9	9	-373	-98%
Multiple Family	1,268	1,873	2,551	2,829	2,822	1,554	123%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.6%	4.5%	3.9%	3.9%	4.1%	-0.5	-11%
Single Family	7.1%	20.1%	64.0%	62.5%	62.5%	55.4	780%
Multiple Family	3.9%	3.1%	3.4%	3.4%	3.7%	-0.2	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.06	3.12	3.20	3.22	3.19	0.13	4%

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	641	560	490	428	411	-230	-36%
\$15,000-\$29,999	532	555	550	543	543	11	2%
\$30,000-\$44,999	268	356	458	497	496	228	85%
\$45,000-\$59,999	102	209	338	385	384	282	276%
\$60,000-\$74,999	43	161	276	339	333	290	674%
\$75,000-\$99,999	47	125	268	360	367	320	681%
\$100,000-\$124,999	1	32	92	152	163	162	16200%
\$125,000-\$149,999	1	20	52	72	72	71	7100%
\$150,000-\$199,999	0	1	30	47	47	47	0%
\$200,000 or more	15	1	6	15	15	0	0%
Total Households	1,650	2,020	2,560	2,838	2,831	1,181	72%
Median Household Income							
Adjusted for inflation (\$1999)	\$20,188	\$27,162	\$37,860	\$43,521	\$43,957	\$23,769	118%

***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.

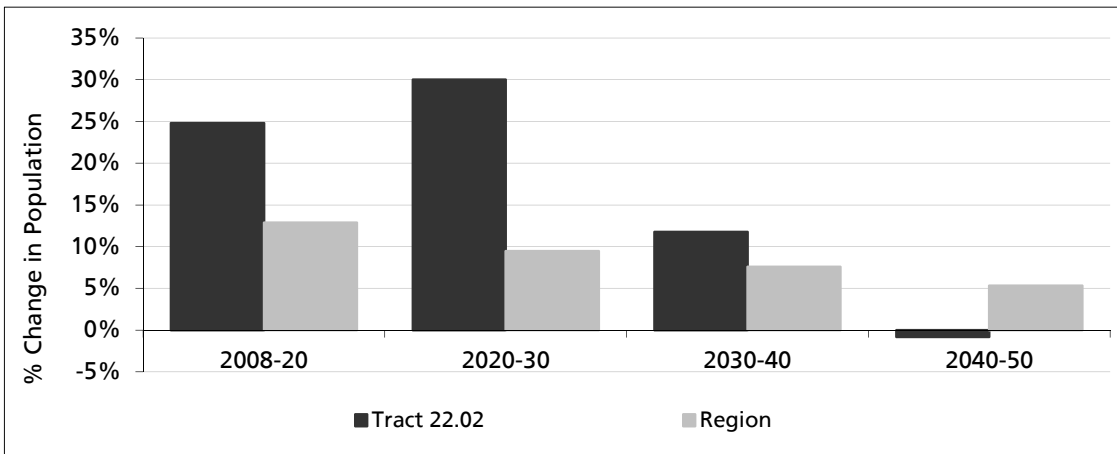
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,096	6,359	8,268	9,241	9,166	4,070	80%
Under 5	716	826	1,038	1,160	1,085	369	52%
5 to 9	483	700	853	967	947	464	96%
10 to 14	486	688	854	926	942	456	94%
15 to 17	306	354	484	510	524	218	71%
18 to 19	168	176	285	298	306	138	82%
20 to 24	398	412	684	712	701	303	76%
25 to 29	451	534	665	791	724	273	61%
30 to 34	556	621	672	921	850	294	53%
35 to 39	469	528	707	770	832	363	77%
40 to 44	282	383	495	478	628	346	123%
45 to 49	202	282	349	419	416	214	106%
50 to 54	183	249	343	371	315	132	72%
55 to 59	134	198	258	268	272	138	103%
60 to 61	48	61	79	79	79	31	65%
62 to 64	42	72	92	102	94	52	124%
65 to 69	92	170	243	273	250	158	172%
70 to 74	49	76	124	148	153	104	212%
75 to 79	12	15	27	30	27	15	125%
80 to 84	8	6	6	6	5	-3	-38%
85 and over	11	8	10	12	16	5	45%
Median Age	24.9	25.2	24.5	25.3	25.5	0.6	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,096	6,359	8,268	9,241	9,166	4,070	80%
Hispanic	3,183	4,391	6,067	7,094	7,252	4,069	128%
Non-Hispanic	1,913	1,968	2,201	2,147	1,914	1	0%
White	199	112	46	0	0	-199	-100%
Black	410	409	436	402	327	-83	-20%
American Indian	3	3	3	3	3	0	0%
Asian	1,181	1,315	1,562	1,581	1,441	260	22%
Hawaiian / Pacific Islander	10	15	20	22	19	9	90%
Other	8	10	12	12	11	3	38%
Two or More Races	102	104	122	127	113	11	11%

GROWTH TRENDS IN TOTAL POPULATION



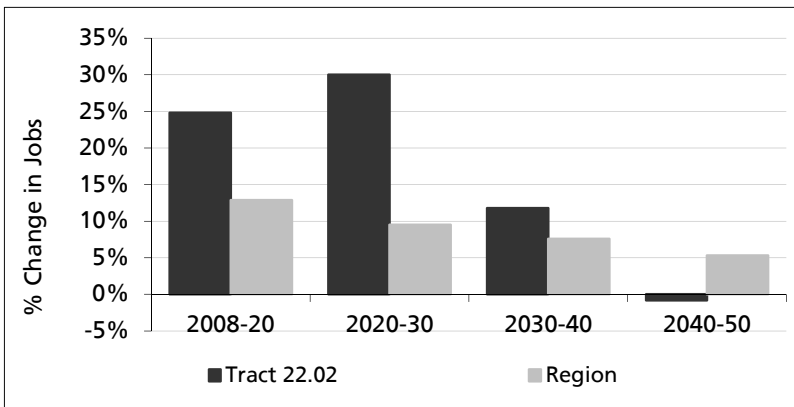
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	842	946	1,225	1,240	1,244	402	48%
Civilian Jobs	842	946	1,225	1,240	1,244	402	48%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	119	119	119	119	119	0	0%
Developed Acres	116	118	119	119	119	3	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	23	9	0	0	0	-23	-100%
Multiple Family	22	34	41	41	41	19	85%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	18	19	19	19	--
Industrial	2	2	1	1	1	-1	-67%
Commercial/Services	13	11	3	2	2	-11	-85%
Office	0	0	0	0	0	0	-50%
Schools	7	7	7	7	7	0	4%
Roads and Freeways	48	48	48	48	48	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
Vacant Developable Acres	3	1	0	0	0	-3	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	2	1	0	0	0	-2	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0	-100%
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	38.6	42.1	62.2	64.0	64.0	25.4	66%
Residential Density⁴	38.6	45.8	53.4	58.6	58.6	20.0	52%

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).