

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 196.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,697	7,065	7,938	8,023	9,159	2,462	37%
Household Population	6,597	6,934	7,754	7,760	8,838	2,241	34%
Group Quarters Population	100	131	184	263	321	221	221%
Civilian	100	131	184	263	321	221	221%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,191	2,282	2,529	2,517	2,895	704	32%
Single Family	1,535	1,626	1,873	1,861	1,856	321	21%
Multiple Family	628	628	628	628	1,010	382	61%
Mobile Homes	28	28	28	28	29	1	4%
Occupied Housing Units	2,096	2,188	2,437	2,429	2,796	700	33%
Single Family	1,462	1,569	1,813	1,804	1,800	338	23%
Multiple Family	606	593	598	599	969	363	60%
Mobile Homes	28	26	26	26	27	-1	-4%
Vacancy Rate	4.3%	4.1%	3.6%	3.5%	3.4%	-0.9	-21%
Single Family	4.8%	3.5%	3.2%	3.1%	3.0%	-1.8	-38%
Multiple Family	3.5%	5.6%	4.8%	4.6%	4.1%	0.6	17%
Mobile Homes	0.0%	7.1%	7.1%	7.1%	0.0%	0.0	0%
Persons per Household	3.15	3.17	3.18	3.19	3.16	0.01	0%

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	228	167	128	118	110	-118	-52%
\$15,000-\$29,999	415	348	289	283	277	-138	-33%
\$30,000-\$44,999	397	374	346	343	349	-48	-12%
\$45,000-\$59,999	307	311	306	306	370	63	21%
\$60,000-\$74,999	269	292	318	317	359	90	33%
\$75,000-\$99,999	208	304	404	403	510	302	145%
\$100,000-\$124,999	100	175	315	319	380	280	280%
\$125,000-\$149,999	72	105	118	127	162	90	125%
\$150,000-\$199,999	78	97	161	161	213	135	173%
\$200,000 or more	22	15	52	52	66	44	200%
Total Households	2,096	2,188	2,437	2,429	2,796	700	33%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,391	\$54,887	\$67,052	\$67,784	\$72,201	\$26,810	59%

***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.

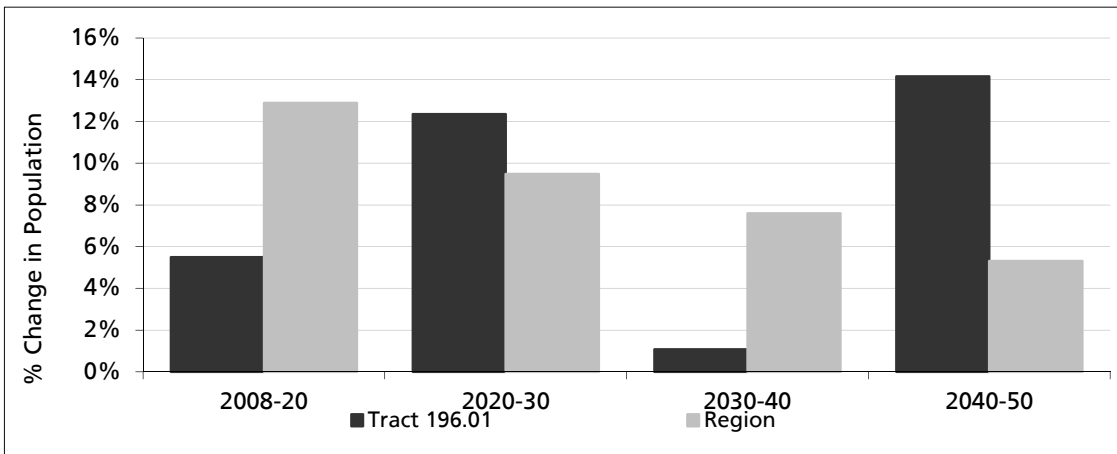
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,697	7,065	7,938	8,023	9,159	2,462	37%
Under 5	476	457	508	483	510	34	7%
5 to 9	425	476	523	527	576	151	36%
10 to 14	468	510	535	532	590	122	26%
15 to 17	327	314	321	320	356	29	9%
18 to 19	217	194	222	220	244	27	12%
20 to 24	429	400	486	458	511	82	19%
25 to 29	369	438	474	466	517	148	40%
30 to 34	372	394	408	455	491	119	32%
35 to 39	450	387	507	497	556	106	24%
40 to 44	490	466	560	524	689	199	41%
45 to 49	567	503	491	577	665	98	17%
50 to 54	572	553	568	584	647	75	13%
55 to 59	431	529	535	482	653	222	52%
60 to 61	126	157	159	141	191	65	52%
62 to 64	126	190	176	170	199	73	58%
65 to 69	202	334	390	361	382	180	89%
70 to 74	153	251	319	282	303	150	98%
75 to 79	171	196	319	345	346	175	102%
80 to 84	152	133	231	295	314	162	107%
85 and over	174	183	206	304	419	245	141%
Median Age	38.0	39.5	39.9	40.5	41.7	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,697	7,065	7,938	8,023	9,159	2,462	37%
Hispanic	1,971	2,670	3,523	3,873	4,729	2,758	140%
Non-Hispanic	4,726	4,395	4,415	4,150	4,430	-296	-6%
White	4,009	3,601	3,479	3,135	3,188	-821	-20%
Black	216	246	290	306	359	143	66%
American Indian	48	44	39	36	38	-10	-21%
Asian	150	178	222	255	331	181	121%
Hawaiian / Pacific Islander	46	48	51	50	58	12	26%
Other	16	17	19	18	22	6	38%
Two or More Races	241	261	315	350	434	193	80%

GROWTH TRENDS IN TOTAL POPULATION



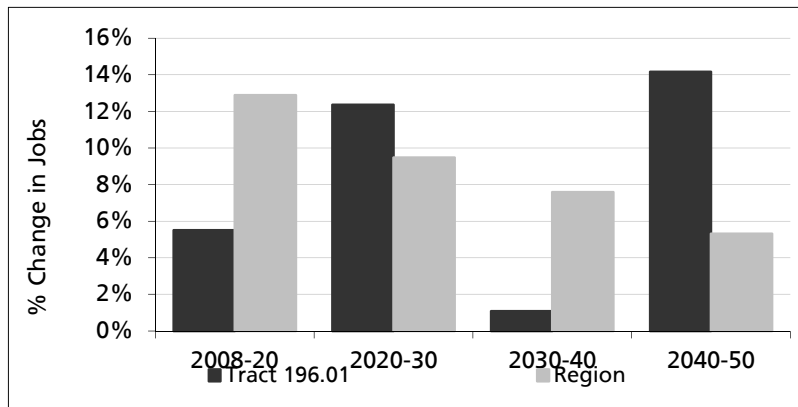
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,856	2,856	2,888	3,070	3,177	321	11%
Civilian Jobs	2,856	2,856	2,888	3,070	3,177	321	11%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	874	874	874	874	874	0	0%
Developed Acres	841	841	870	874	874	33	4%
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	495	502	541	539	537	41	8%
Multiple Family	38	38	38	38	38	0	0%
Mobile Homes	15	9	2	2	2	-14	-88%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	3	10	10	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	33	33	33	38	37	4	12%
Office	21	21	21	20	15	-5	-26%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	122	122	122	122	122	0	0%
Agricultural and Extractive ²	4	4	1	0	0	-4	-100%
Parks and Military Use	103	103	103	103	103	0	0%
Vacant Developable Acres	33	33	4	0	0	-33	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	29	29	0	0	0	-29	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	4	4	0	0	-4	-100%
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	46.4	46.4	46.5	45.7	48.6	2.2	5%
Residential Density⁴	4.0	4.1	4.3	4.3	5.0	1.0	25%

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).