

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 205.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,280	5,307	5,470	5,656	5,758	478	9%
Household Population	5,097	5,091	5,194	5,294	5,342	245	5%
Group Quarters Population	183	216	276	362	416	233	127%
Civilian	183	216	276	362	416	233	127%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,468	1,497	1,510	1,510	1,515	47	3%
Single Family	1,064	1,093	1,106	1,106	1,106	42	4%
Multiple Family	327	327	327	327	332	5	2%
Mobile Homes	77	77	77	77	77	0	0%
Occupied Housing Units	1,430	1,423	1,443	1,444	1,449	19	1%
Single Family	1,043	1,049	1,063	1,063	1,065	22	2%
Multiple Family	315	303	308	309	312	-3	-1%
Mobile Homes	72	71	72	72	72	0	0%
Vacancy Rate	2.6%	4.9%	4.4%	4.4%	4.4%	1.8	69%
Single Family	2.0%	4.0%	3.9%	3.9%	3.7%	1.7	85%
Multiple Family	3.7%	7.3%	5.8%	5.5%	6.0%	2.3	62%
Mobile Homes	6.5%	7.8%	6.5%	6.5%	0.0%	-6.5	-100%
Persons per Household	3.56	3.58	3.60	3.67	3.69	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	145	118	91	75	64	-81	-56%
\$15,000-\$29,999	307	268	238	204	178	-129	-42%
\$30,000-\$44,999	255	250	242	225	212	-43	-17%
\$45,000-\$59,999	278	271	271	264	256	-22	-8%
\$60,000-\$74,999	212	195	199	199	198	-14	-7%
\$75,000-\$99,999	111	169	176	177	177	66	59%
\$100,000-\$124,999	41	56	96	144	187	146	356%
\$125,000-\$149,999	43	47	57	62	66	23	53%
\$150,000-\$199,999	20	33	48	54	58	38	190%
\$200,000 or more	18	16	25	40	53	35	194%
Total Households	1,430	1,423	1,443	1,444	1,449	19	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,432	\$49,179	\$53,330	\$57,386	\$61,098	\$15,666	34%

***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.

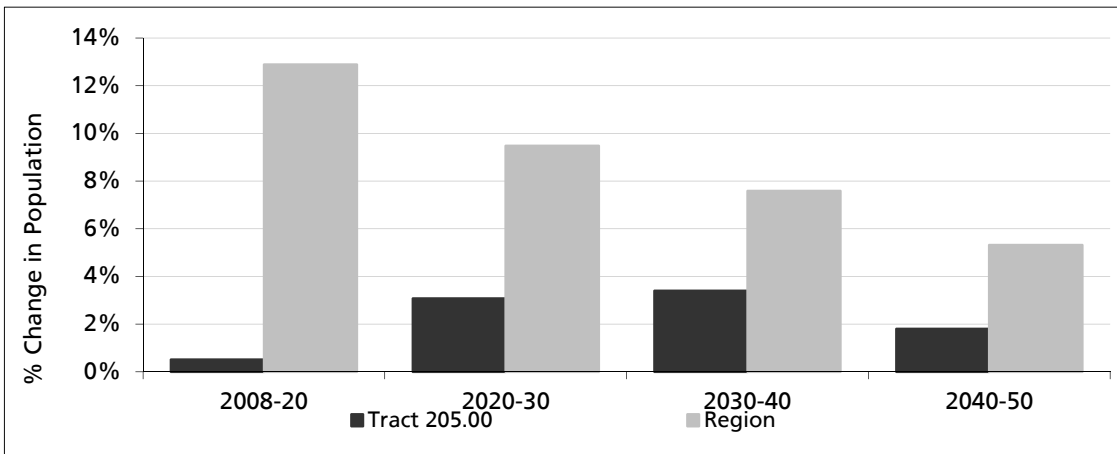
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,280	5,307	5,470	5,656	5,758	478	9%
Under 5	609	560	555	566	533	-76	-12%
5 to 9	429	488	461	480	469	40	9%
10 to 14	395	452	435	439	447	52	13%
15 to 17	270	249	266	259	269	-1	0%
18 to 19	192	153	175	166	170	-22	-11%
20 to 24	380	312	413	405	401	21	6%
25 to 29	469	470	455	487	459	-10	-2%
30 to 34	430	400	347	437	421	-9	-2%
35 to 39	426	378	418	416	450	24	6%
40 to 44	402	400	396	342	435	33	8%
45 to 49	326	327	302	330	328	2	1%
50 to 54	303	295	288	278	245	-58	-19%
55 to 59	193	247	259	240	268	75	39%
60 to 61	73	100	105	111	120	47	64%
62 to 64	59	87	90	99	93	34	58%
65 to 69	77	127	172	203	205	128	166%
70 to 74	69	98	135	143	157	88	128%
75 to 79	31	31	46	58	66	35	113%
80 to 84	41	36	51	64	71	30	73%
85 and over	106	97	101	133	151	45	42%
Median Age	28.9	29.7	29.7	30.3	31.6	2.7	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,280	5,307	5,470	5,656	5,758	478	9%
Hispanic	3,566	4,012	4,412	4,793	5,046	1,480	42%
Non-Hispanic	1,714	1,295	1,058	863	712	-1,002	-58%
White	1,319	925	688	495	341	-978	-74%
Black	37	44	51	57	63	26	70%
American Indian	33	23	16	13	12	-21	-64%
Asian	201	191	190	184	183	-18	-9%
Hawaiian / Pacific Islander	4	5	7	9	9	5	125%
Other	23	20	21	20	20	-3	-13%
Two or More Races	97	87	85	85	84	-13	-13%

GROWTH TRENDS IN TOTAL POPULATION



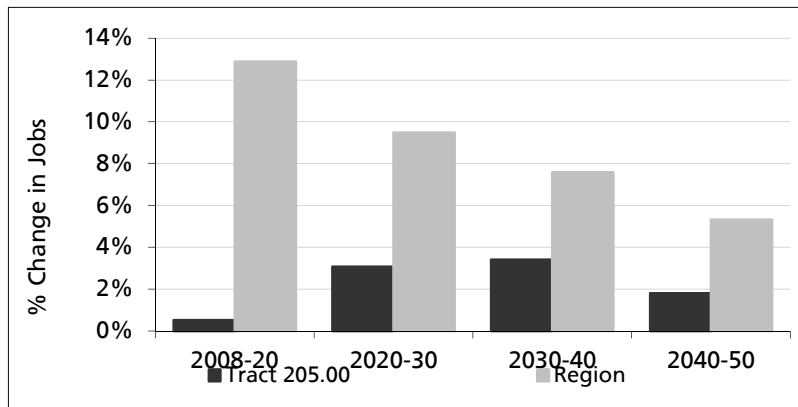
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,570	3,604	3,727	4,053	4,066	496	14%
Civilian Jobs	3,570	3,604	3,727	4,053	4,066	496	14%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	513	513	513	513	513	0	0%
Developed Acres	499	507	508	513	513	13	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	164	169	169	169	169	6	4%
Multiple Family	16	16	16	16	16	0	0%
Mobile Homes	4	4	4	4	4	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	25	25	25	25	25	0	1%
Commercial/Services	67	68	69	69	69	2	3%
Office	7	7	7	12	12	5	81%
Schools	34	34	34	34	34	0	0%
Roads and Freeways	169	169	169	169	169	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	9	0	0%
Vacant Developable Acres	13	6	5	0	0	-13	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	0	0	0	0	-6	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	2	0	0	0	0	-2	-100%
Office	5	5	5	0	0	-5	-100%
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	27.1	27.0	27.7	29.1	29.2	2.1	8%
Residential Density⁴	7.7	7.6	7.7	7.7	7.7	0.0	0%

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).