

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 91.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,478	4,248	5,702	5,693	5,685	2,207	63%
Household Population	3,478	4,248	5,702	5,693	5,685	2,207	63%
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	1,852	2,163	2,864	2,864	2,864	1,012	55%
Single Family	212	212	211	211	211	-1	0%
Multiple Family	1,640	1,951	2,653	2,653	2,653	1,013	62%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,767	2,121	2,821	2,821	2,822	1,055	60%
Single Family	205	201	202	202	203	-2	-1%
Multiple Family	1,562	1,920	2,619	2,619	2,619	1,057	68%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.6%	1.9%	1.5%	1.5%	1.5%	-3.1	-67%
Single Family	3.3%	5.2%	4.3%	4.3%	3.8%	0.5	15%
Multiple Family	4.8%	1.6%	1.3%	1.3%	1.3%	-3.5	-73%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.97	2.00	2.02	2.02	2.01	0.04	2%

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	344	274	236	203	179	-165	-48%
\$15,000-\$29,999	354	287	261	233	212	-142	-40%
\$30,000-\$44,999	393	372	363	340	318	-75	-19%
\$45,000-\$59,999	279	291	322	314	300	21	8%
\$60,000-\$74,999	217	277	369	365	357	140	65%
\$75,000-\$99,999	108	339	575	596	610	502	465%
\$100,000-\$124,999	51	135	338	381	434	383	751%
\$125,000-\$149,999	7	31	67	76	81	74	1057%
\$150,000-\$199,999	8	66	153	159	159	151	1888%
\$200,000 or more	6	49	137	154	172	166	2767%
Total Households	1,767	2,121	2,821	2,821	2,822	1,055	60%
Median Household Income							
Adjusted for inflation (\$1999)	\$37,080	\$51,572	\$69,289	\$73,171	\$76,844	\$39,764	107%

***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.

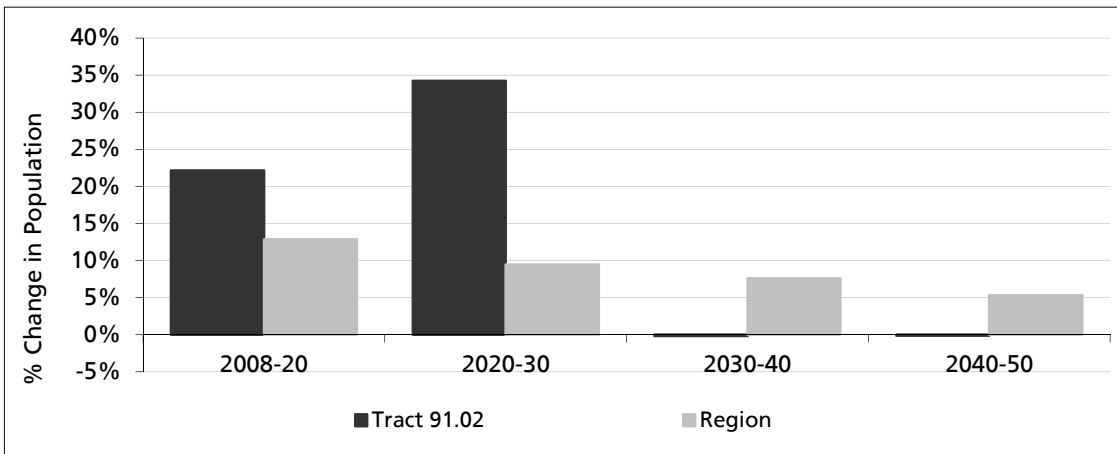
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,478	4,248	5,702	5,693	5,685	2,207	63%
Under 5	329	379	487	444	416	87	26%
5 to 9	265	330	426	407	384	119	45%
10 to 14	112	156	201	194	193	81	72%
15 to 17	70	88	116	112	114	44	63%
18 to 19	59	67	78	75	76	17	29%
20 to 24	72	81	115	106	107	35	49%
25 to 29	244	352	450	405	400	156	64%
30 to 34	482	574	677	669	611	129	27%
35 to 39	456	426	638	591	554	98	21%
40 to 44	273	271	377	339	343	70	26%
45 to 49	258	264	286	330	322	64	25%
50 to 54	214	239	268	275	265	51	24%
55 to 59	166	245	301	267	316	150	90%
60 to 61	54	84	103	95	110	56	104%
62 to 64	45	93	123	128	135	90	200%
65 to 69	58	127	200	191	183	125	216%
70 to 74	79	161	292	291	290	211	267%
75 to 79	60	83	163	188	178	118	197%
80 to 84	85	93	197	265	272	187	220%
85 and over	97	135	204	321	416	319	329%
Median Age	36.2	36.1	37.4	38.7	39.9	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,478	4,248	5,702	5,693	5,685	2,207	63%
Hispanic	680	1,057	1,615	1,831	2,042	1,362	200%
Non-Hispanic	2,798	3,191	4,087	3,862	3,643	845	30%
White	2,254	2,473	3,080	2,806	2,548	294	13%
Black	93	121	176	186	195	102	110%
American Indian	14	19	24	23	22	8	57%
Asian	288	392	541	565	588	300	104%
Hawaiian / Pacific Islander	5	7	9	10	10	5	100%
Other	12	14	18	19	19	7	58%
Two or More Races	132	165	239	253	261	129	98%

GROWTH TRENDS IN TOTAL POPULATION



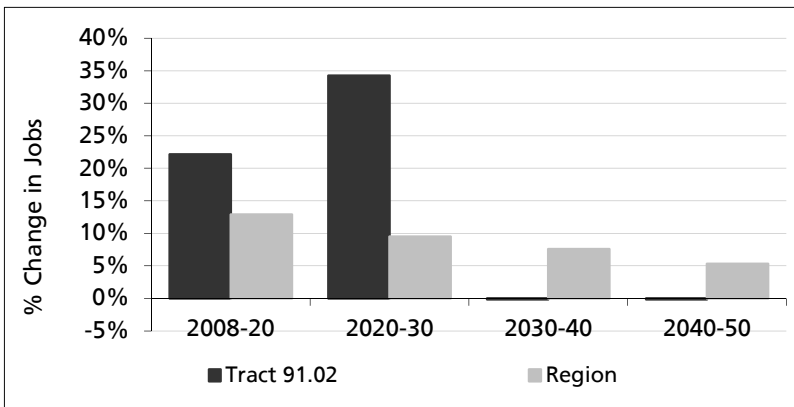
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	851	858	1,043	1,043	1,043	192	23%
Civilian Jobs	851	858	1,043	1,043	1,043	192	23%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	208	208	208	208	208	0	0%
Developed Acres	207	208	208	208	208	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	37	37	37	37	37	0	0%
Multiple Family	64	64	64	64	64	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	11	14	14	14	14	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	16	6	3	3	3	-14	-84%
Office	0	0	0	0	0	0	0%
Schools	30	30	30	30	30	0	0%
Roads and Freeways	32	32	32	32	32	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	27	27	27	27	27	0	0%
Vacant Developable Acres	0	0	0	0	0	0	-100%
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	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-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	18.4	20.8	26.3	26.3	26.3	7.9	43%
Residential Density⁴	18.3	20.2	26.4	26.4	26.4	8.1	45%

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).