

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 201.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,538	3,823	4,007	4,085	4,132	594	17%
Household Population	3,528	3,808	3,981	4,046	4,090	562	16%
Group Quarters Population	10	15	26	39	42	32	320%
Civilian	10	15	26	39	42	32	320%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,406	1,476	1,525	1,525	1,525	119	8%
Single Family	902	972	1,021	1,021	1,021	119	13%
Multiple Family	504	504	504	504	504	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,362	1,445	1,495	1,496	1,498	136	10%
Single Family	865	950	1,000	1,001	1,002	137	16%
Multiple Family	497	495	495	495	496	-1	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.1%	2.1%	2.0%	1.9%	1.8%	-1.3	-42%
Single Family	4.1%	2.3%	2.1%	2.0%	1.9%	-2.2	-54%
Multiple Family	1.4%	1.8%	1.8%	1.8%	1.6%	0.2	14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.59	2.64	2.66	2.70	2.73	0.14	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	50	42	35	29	26	-24	-48%
\$15,000-\$29,999	247	220	197	174	157	-90	-36%
\$30,000-\$44,999	299	293	284	272	258	-41	-14%
\$45,000-\$59,999	293	293	295	289	283	-10	-3%
\$60,000-\$74,999	200	225	226	224	221	21	11%
\$75,000-\$99,999	147	169	181	182	182	35	24%
\$100,000-\$124,999	73	99	112	116	121	48	66%
\$125,000-\$149,999	38	61	69	75	75	37	97%
\$150,000-\$199,999	6	32	74	100	125	119	1983%
\$200,000 or more	9	11	22	35	50	41	456%
Total Households	1,362	1,445	1,495	1,496	1,498	136	10%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,352	\$53,575	\$56,771	\$59,170	\$61,697	\$12,345	25%

***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.

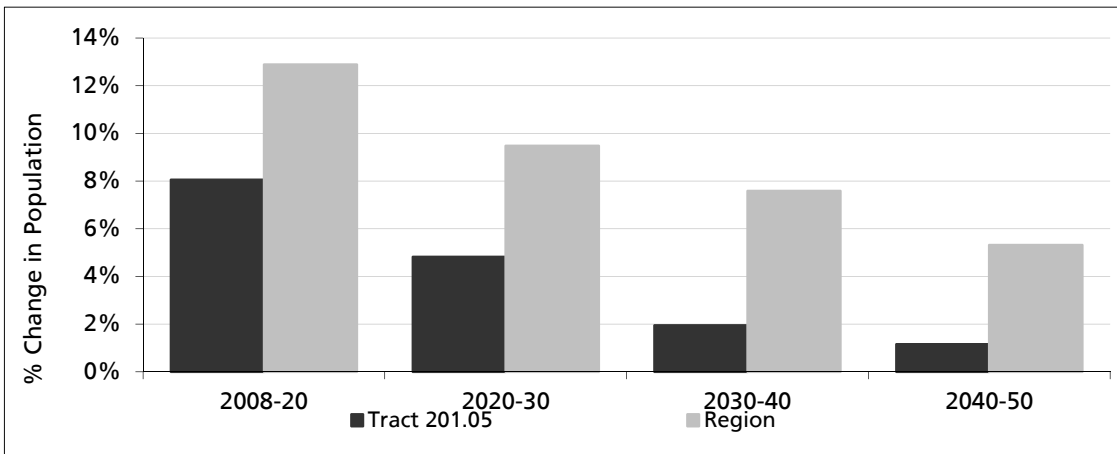
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,538	3,823	4,007	4,085	4,132	594	17%
Under 5	330	356	388	415	411	81	25%
5 to 9	317	388	431	480	502	185	58%
10 to 14	328	385	390	409	424	96	29%
15 to 17	199	201	203	206	214	15	8%
18 to 19	123	113	116	117	127	4	3%
20 to 24	277	283	340	336	350	73	26%
25 to 29	207	260	266	266	265	58	28%
30 to 34	262	286	277	338	336	74	28%
35 to 39	288	252	316	324	348	60	21%
40 to 44	248	220	242	225	264	16	6%
45 to 49	227	199	175	207	215	-12	-5%
50 to 54	152	137	125	121	109	-43	-28%
55 to 59	127	137	102	79	90	-37	-29%
60 to 61	36	44	40	40	48	12	33%
62 to 64	56	81	59	43	40	-16	-29%
65 to 69	107	172	169	124	92	-15	-14%
70 to 74	89	147	157	118	96	7	8%
75 to 79	48	54	75	68	48	0	0%
80 to 84	49	41	67	76	57	8	16%
85 and over	68	67	69	93	96	28	41%
Median Age	29.7	28.6	27.5	26.5	25.7	-4.0	-13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,538	3,823	4,007	4,085	4,132	594	17%
Hispanic	829	1,213	1,569	1,926	2,250	1,421	171%
Non-Hispanic	2,709	2,610	2,438	2,159	1,882	-827	-31%
White	2,293	2,097	1,836	1,480	1,129	-1,164	-51%
Black	86	126	168	206	243	157	183%
American Indian	35	30	25	21	19	-16	-46%
Asian	188	232	265	295	321	133	71%
Hawaiian / Pacific Islander	5	7	9	13	15	10	200%
Other	2	2	2	2	2	0	0%
Two or More Races	100	116	133	142	153	53	53%

GROWTH TRENDS IN TOTAL POPULATION



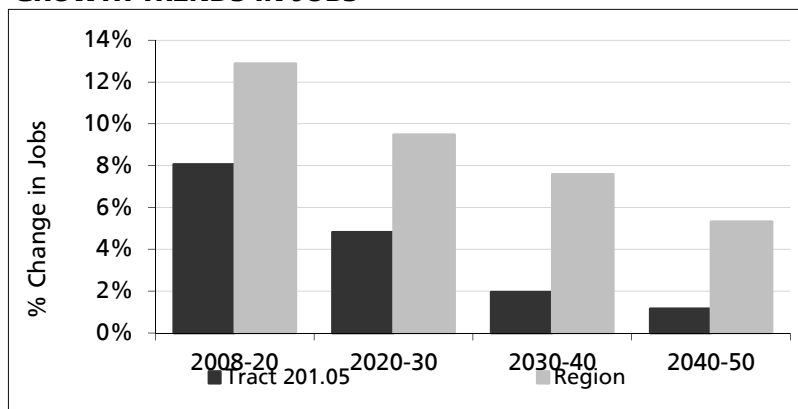
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	955	955	956	956	964	9	1%
Civilian Jobs	955	955	956	956	964	9	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	629	629	629	629	629	0	0%
Developed Acres	516	592	597	597	598	82	16%
Low Density Single Family	130	187	187	187	187	57	44%
Single Family	93	112	117	117	117	25	27%
Multiple Family	33	33	33	33	33	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	4	4	5	1	20%
Commercial/Services	7	7	7	7	7	0	0%
Office	2	2	2	2	2	0	0%
Schools	63	63	63	63	63	0	0%
Roads and Freeways	82	82	82	82	82	0	0%
Agricultural and Extractive ²	2	2	2	2	2	0	0%
Parks and Military Use	98	98	98	98	98	0	0%
Vacant Developable Acres	111	35	30	30	29	-82	-74%
Low Density Single Family	71	4	4	4	4	-67	-94%
Single Family	40	30	25	25	25	-15	-37%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	0	-1	-100%
Commercial/Services	0	0	0	0	0	0	0%
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	2	2	2	2	2	0	0%
Employment Density³	12.5	12.5	12.5	12.5	12.5	0.0	0%
Residential Density⁴	5.5	4.4	4.5	4.5	4.5	-1.0	-18%

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).