

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 202.14



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,661	8,729	10,231	10,848	13,553	7,892	139%
Household Population	5,298	8,331	9,771	10,319	12,954	7,656	145%
Group Quarters Population	363	398	460	529	599	236	65%
Civilian	363	398	460	529	599	236	65%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,541	2,498	2,883	3,003	3,814	2,273	148%
Single Family	187	108	113	113	108	-79	-42%
Multiple Family	1,324	2,390	2,770	2,890	3,706	2,382	180%
Mobile Homes	30	0	0	0	0	-30	-100%
Occupied Housing Units	1,498	2,422	2,811	2,932	3,715	2,217	148%
Single Family	185	94	100	101	97	-88	-48%
Multiple Family	1,284	2,328	2,711	2,831	3,618	2,334	182%
Mobile Homes	29	0	0	0	0	-29	-100%
Vacancy Rate	2.8%	3.0%	2.5%	2.4%	2.6%	-0.2	-7%
Single Family	1.1%	13.0%	11.5%	10.6%	10.2%	9.1	827%
Multiple Family	3.0%	2.6%	2.1%	2.0%	2.4%	-0.6	-20%
Mobile Homes	3.3%	0.0%	0.0%	0.0%	0.0%	-3.3	-100%
Persons per Household	3.54	3.44	3.48	3.52	3.49	-0.05	-1%

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	414	359	304	246	214	-200	-48%
\$15,000-\$29,999	530	460	404	342	305	-225	-42%
\$30,000-\$44,999	294	292	278	259	239	-55	-19%
\$45,000-\$59,999	93	157	174	174	174	81	87%
\$60,000-\$74,999	51	198	259	264	288	237	465%
\$75,000-\$99,999	68	345	445	474	582	514	756%
\$100,000-\$124,999	45	252	355	408	575	530	1178%
\$125,000-\$149,999	0	115	204	255	428	428	0%
\$150,000-\$199,999	3	152	227	284	458	455	15167%
\$200,000 or more	0	92	161	226	452	452	0%
Total Households	1,498	2,422	2,811	2,932	3,715	2,217	148%
Median Household Income							
Adjusted for inflation (\$1999)	\$24,481	\$54,554	\$74,218	\$84,546	\$102,413	\$77,932	318%

***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.

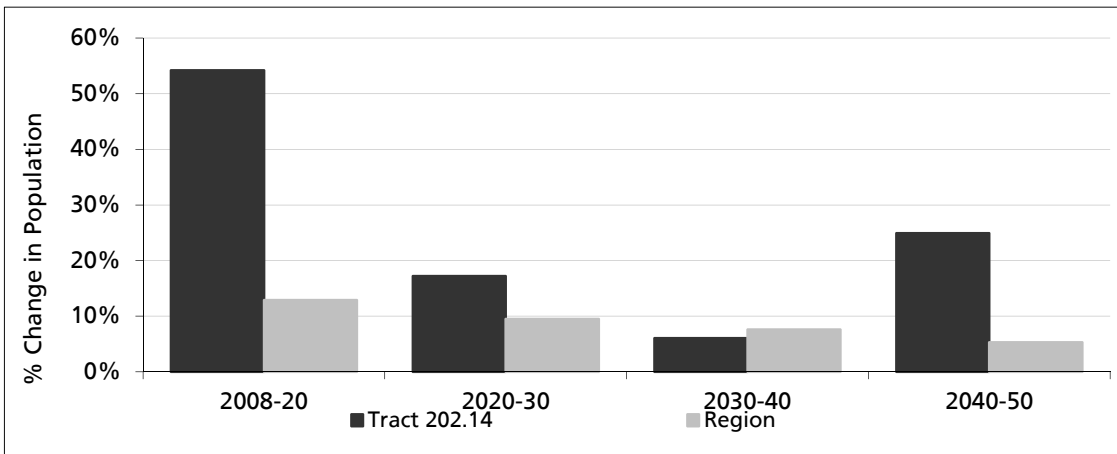
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,661	8,729	10,231	10,848	13,553	7,892	139%
Under 5	736	1,039	1,148	1,204	1,393	657	89%
5 to 9	554	937	1,013	1,077	1,298	744	134%
10 to 14	500	890	976	1,000	1,263	763	153%
15 to 17	288	467	537	547	709	421	146%
18 to 19	192	197	290	299	379	187	97%
20 to 24	382	450	732	722	878	496	130%
25 to 29	577	864	960	1,070	1,265	688	119%
30 to 34	638	856	838	1,130	1,361	723	113%
35 to 39	531	772	984	1,022	1,391	860	162%
40 to 44	376	621	750	652	1,038	662	176%
45 to 49	303	520	550	625	738	435	144%
50 to 54	213	370	459	456	519	306	144%
55 to 59	124	264	323	301	398	274	221%
60 to 61	39	69	106	115	149	110	282%
62 to 64	35	116	144	171	204	169	483%
65 to 69	27	84	149	152	186	159	589%
70 to 74	47	71	122	108	164	117	249%
75 to 79	36	70	87	98	99	63	175%
80 to 84	27	20	14	36	34	7	26%
85 and over	36	52	49	63	87	51	142%
Median Age	26.5	27.2	27.2	27.7	28.4	1.9	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,661	8,729	10,231	10,848	13,553	7,892	139%
Hispanic	4,691	7,603	9,131	9,873	12,491	7,800	166%
Non-Hispanic	970	1,126	1,100	975	1,062	92	9%
White	576	569	467	337	278	-298	-52%
Black	103	189	236	257	328	225	218%
American Indian	39	29	29	17	28	-11	-28%
Asian	138	190	208	207	235	97	70%
Hawaiian / Pacific Islander	12	15	25	23	30	18	150%
Other	0	0	0	0	0	0	0%
Two or More Races	102	134	135	134	163	61	60%

GROWTH TRENDS IN TOTAL POPULATION



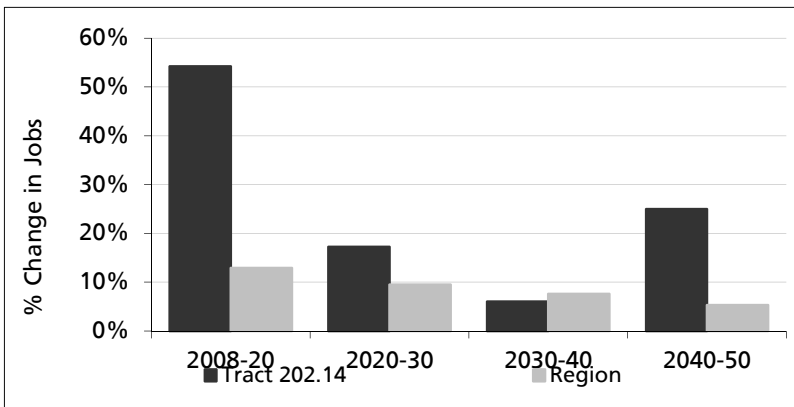
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,301	7,301	7,491	7,570	8,031	730	10%
Civilian Jobs	7,301	7,301	7,491	7,570	8,031	730	10%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	445	445	445	445	445	0	0%
Developed Acres	433	441	444	444	445	12	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	23	11	10	10	10	-13	-55%
Multiple Family	45	66	68	68	68	22	50%
Mobile Homes	1	0	0	0	0	-1	-100%
Other Residential	7	7	7	7	7	0	0%
Mixed Use	0	4	6	9	27	27	--
Industrial	8	8	8	8	7	-1	-10%
Commercial/Services	163	159	160	157	131	-32	-20%
Office	45	45	44	44	45	-1	-2%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	133	133	133	133	133	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	17	10	132%
Vacant Developable Acres	12	4	1	1	0	-12	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	10	2	0	0	0	-10	-100%
Mixed Use	1	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0	-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	33.8	34.0	34.9	35.4	40.9	7.2	21%
Residential Density⁴	20.2	29.2	32.6	33.4	38.7	18.5	92%

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).