

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 197.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,427	8,486	8,982	9,110	9,152	1,725	23%
Household Population	6,553	7,583	8,036	8,098	8,084	1,531	23%
Group Quarters Population	874	903	946	1,012	1,068	194	22%
Civilian	874	903	946	1,012	1,068	194	22%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,368	2,651	2,753	2,753	2,758	390	16%
Single Family	738	1,015	1,116	1,116	1,116	378	51%
Multiple Family	1,255	1,261	1,261	1,261	1,261	6	0%
Mobile Homes	375	375	376	376	381	6	2%
Occupied Housing Units	2,257	2,552	2,665	2,665	2,669	412	18%
Single Family	700	959	1,068	1,068	1,069	369	53%
Multiple Family	1,182	1,230	1,233	1,233	1,230	48	4%
Mobile Homes	375	363	364	364	370	-5	-1%
Vacancy Rate	4.7%	3.7%	3.2%	3.2%	3.2%	-1.5	-32%
Single Family	5.1%	5.5%	4.3%	4.3%	4.2%	-0.9	-18%
Multiple Family	5.8%	2.5%	2.2%	2.2%	2.5%	-3.3	-57%
Mobile Homes	0.0%	3.2%	3.2%	3.2%	0.0%	0.0	0%
Persons per Household	2.90	2.97	3.02	3.04	3.03	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	264	211	177	160	148	-116	-44%
\$15,000-\$29,999	422	384	339	324	309	-113	-27%
\$30,000-\$44,999	424	387	344	344	340	-84	-20%
\$45,000-\$59,999	402	425	422	423	425	23	6%
\$60,000-\$74,999	322	370	394	394	398	76	24%
\$75,000-\$99,999	238	428	514	536	559	321	135%
\$100,000-\$124,999	101	165	236	244	243	142	141%
\$125,000-\$149,999	59	104	116	116	118	59	100%
\$150,000-\$199,999	19	52	70	71	71	52	274%
\$200,000 or more	6	26	53	53	58	52	867%
Total Households	2,257	2,552	2,665	2,665	2,669	412	18%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,690	\$55,376	\$61,923	\$63,103	\$64,240	\$18,550	41%

***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.

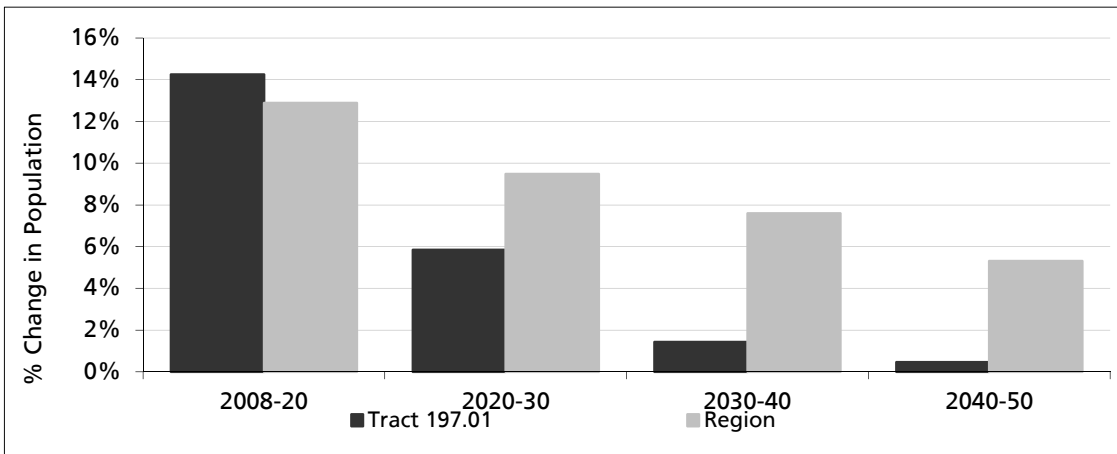
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,427	8,486	8,982	9,110	9,152	1,725	23%
Under 5	364	374	385	361	338	-26	-7%
5 to 9	462	519	533	516	489	27	6%
10 to 14	398	470	461	448	445	47	12%
15 to 17	211	220	226	217	219	8	4%
18 to 19	133	128	145	141	137	4	3%
20 to 24	304	309	336	308	298	-6	-2%
25 to 29	809	1,031	1,049	1,071	1,031	222	27%
30 to 34	859	945	935	1,054	1,025	166	19%
35 to 39	658	608	744	703	696	38	6%
40 to 44	612	592	643	599	664	52	8%
45 to 49	589	585	531	619	620	31	5%
50 to 54	508	523	487	497	482	-26	-5%
55 to 59	393	530	473	407	495	102	26%
60 to 61	142	198	192	173	204	62	44%
62 to 64	144	256	263	257	272	128	89%
65 to 69	169	319	370	351	333	164	97%
70 to 74	184	328	409	368	354	170	92%
75 to 79	178	227	361	414	400	222	125%
80 to 84	177	165	262	329	300	123	69%
85 and over	133	159	177	277	350	217	163%
Median Age	36.3	37.0	37.8	38.1	39.3	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,427	8,486	8,982	9,110	9,152	1,725	23%
Hispanic	2,033	2,962	3,652	3,992	4,254	2,221	109%
Non-Hispanic	5,394	5,524	5,330	5,118	4,898	-496	-9%
White	4,089	3,951	3,560	3,189	2,824	-1,265	-31%
Black	533	635	705	741	761	228	43%
American Indian	26	26	21	18	17	-9	-35%
Asian	441	559	653	747	844	403	91%
Hawaiian / Pacific Islander	49	56	58	57	58	9	18%
Other	6	6	6	8	9	3	50%
Two or More Races	250	291	327	358	385	135	54%

GROWTH TRENDS IN TOTAL POPULATION



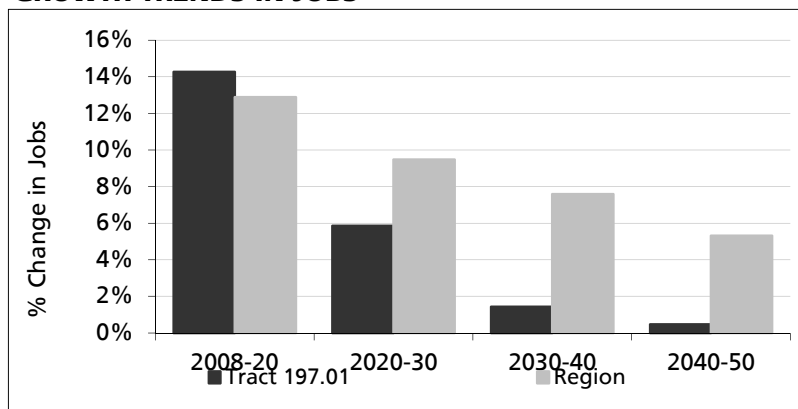
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,072	2,155	2,888	2,895	2,895	823	40%
Civilian Jobs	2,072	2,155	2,888	2,895	2,895	823	40%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	746	746	746	746	746	0	0%
Developed Acres	684	719	744	744	744	60	9%
Low Density Single Family	51	78	96	96	96	45	90%
Single Family	201	247	247	247	247	46	23%
Multiple Family	68	69	69	69	69	1	1%
Mobile Homes	41	41	41	41	41	0	0%
Other Residential	24	24	24	24	24	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	50	50	72	72	72	21	43%
Office	13	13	15	15	15	3	22%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	105	105	105	105	105	0	0%
Agricultural and Extractive ²	57	17	0	0	0	-57	-100%
Parks and Military Use	66	66	66	66	66	0	0%
Vacant Developable Acres	60	25	0	0	0	-60	-100%
Low Density Single Family	5	1	0	0	0	-5	-100%
Single Family	30	0	0	0	0	-30	-100%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	21	21	0	0	0	-21	-100%
Office	3	3	0	0	0	-3	-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	2	2	2	2	2	0	0%
Employment Density³	28.8	30.0	30.1	30.1	30.1	1.3	4%
Residential Density⁴	6.1	5.8	5.8	5.8	5.8	-0.4	-6%

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).