

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 202.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,412	6,772	7,554	7,829	7,953	1,541	24%
Household Population	6,322	6,651	7,370	7,562	7,636	1,314	21%
Group Quarters Population	90	121	184	267	317	227	252%
Civilian	90	121	184	267	317	227	252%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,813	1,813	1,994	2,009	2,009	196	11%
Single Family	548	548	453	453	453	-95	-17%
Multiple Family	1,265	1,265	1,541	1,556	1,556	291	23%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,653	1,742	1,926	1,944	1,947	294	18%
Single Family	493	523	434	435	436	-57	-12%
Multiple Family	1,160	1,219	1,492	1,509	1,511	351	30%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.8%	3.9%	3.4%	3.2%	3.1%	-5.7	-65%
Single Family	10.0%	4.6%	4.2%	4.0%	3.8%	-6.2	-62%
Multiple Family	8.3%	3.6%	3.2%	3.0%	2.9%	-5.4	-65%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.82	3.82	3.83	3.89	3.92	0.10	3%

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	348	290	244	208	184	-164	-47%
\$15,000-\$29,999	401	360	325	291	268	-133	-33%
\$30,000-\$44,999	333	332	318	293	272	-61	-18%
\$45,000-\$59,999	250	240	249	237	226	-24	-10%
\$60,000-\$74,999	133	149	158	158	157	24	18%
\$75,000-\$99,999	85	127	170	181	181	96	113%
\$100,000-\$124,999	58	102	151	157	164	106	183%
\$125,000-\$149,999	31	94	158	182	189	158	510%
\$150,000-\$199,999	12	43	112	167	209	197	1642%
\$200,000 or more	2	5	41	70	97	95	4750%
Total Households	1,653	1,742	1,926	1,944	1,947	294	18%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,491	\$39,985	\$49,578	\$56,392	\$62,245	\$28,754	86%

***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.

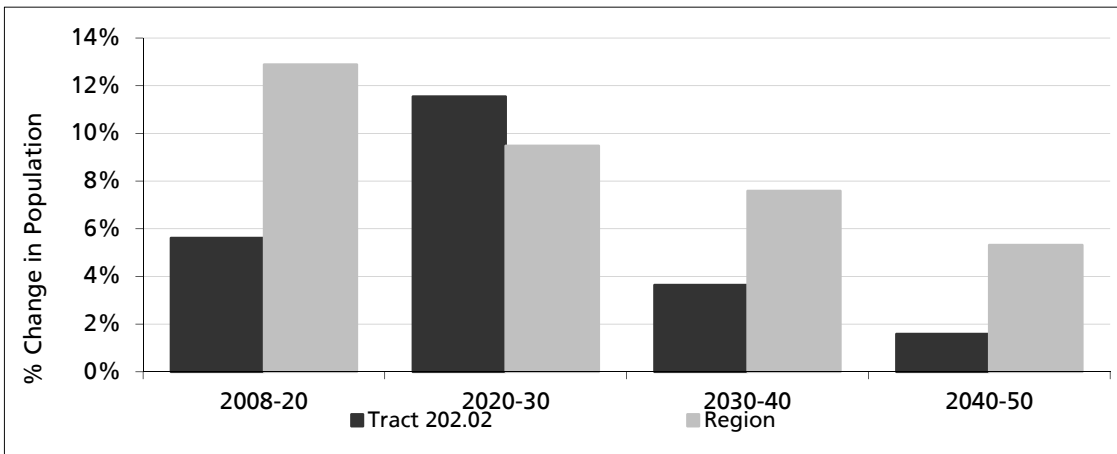
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,412	6,772	7,554	7,829	7,953	1,541	24%
Under 5	655	648	718	745	710	55	8%
5 to 9	616	759	801	842	827	211	34%
10 to 14	620	732	777	787	807	187	30%
15 to 17	432	432	488	487	510	78	18%
18 to 19	233	201	252	244	250	17	7%
20 to 24	486	427	606	596	604	118	24%
25 to 29	590	625	672	759	733	143	24%
30 to 34	658	642	620	816	802	144	22%
35 to 39	610	571	686	694	764	154	25%
40 to 44	479	509	546	477	618	139	29%
45 to 49	328	352	354	390	389	61	19%
50 to 54	216	252	290	286	251	35	16%
55 to 59	172	229	270	255	276	104	60%
60 to 61	76	93	103	71	75	-1	-1%
62 to 64	58	80	83	86	78	20	34%
65 to 69	44	71	94	100	95	51	116%
70 to 74	46	70	101	102	90	44	96%
75 to 79	32	30	38	32	23	-9	-28%
80 to 84	28	19	29	28	18	-10	-36%
85 and over	33	30	26	32	33	0	0%
Median Age	26.4	26.5	26.0	26.4	26.8	0.4	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,412	6,772	7,554	7,829	7,953	1,541	24%
Hispanic	4,800	5,463	6,347	6,789	7,037	2,237	47%
Non-Hispanic	1,612	1,309	1,207	1,040	916	-696	-43%
White	1,103	782	616	435	296	-807	-73%
Black	186	220	266	286	304	118	63%
American Indian	18	12	12	11	11	-7	-39%
Asian	176	169	177	170	168	-8	-5%
Hawaiian / Pacific Islander	22	29	34	37	38	16	73%
Other	8	7	7	7	7	-1	-13%
Two or More Races	99	90	95	94	92	-7	-7%

GROWTH TRENDS IN TOTAL POPULATION



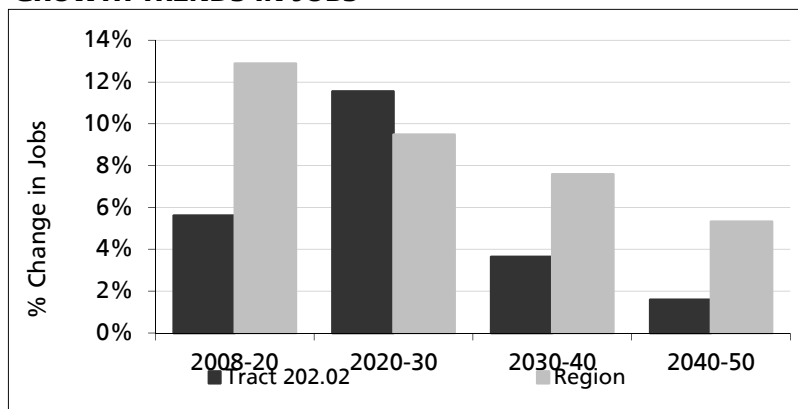
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,104	2,104	2,104	2,179	2,226	122	6%
Civilian Jobs	2,104	2,104	2,104	2,179	2,226	122	6%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	281	281	281	281	281	0	0%
Developed Acres	280	280	280	281	281	2	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	67	67	54	54	54	-14	-20%
Multiple Family	58	58	71	72	72	13	23%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	1	1	1	1	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	52	52	52	52	52	0	0%
Office	3	3	3	3	3	1	25%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	72	72	72	72	72	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	14	14	14	14	14	0	0%
Vacant Developable Acres	2	2	1	1	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	0	0	-1	-100%
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	0%
Office	1	1	1	1	0	-1	-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	30.5	30.5	30.2	31.3	31.7	1.2	4%
Residential Density⁴	14.4	14.4	15.9	16.0	16.0	1.5	11%

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).