

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.24



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,000	4,049	4,155	4,279	4,359	359	9%
Household Population	3,952	3,991	4,066	4,146	4,188	236	6%
Group Quarters Population	48	58	89	133	171	123	256%
Civilian	48	58	89	133	171	123	256%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,293	1,296	1,310	1,310	1,314	21	2%
Single Family	966	969	983	983	983	17	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	327	327	327	327	331	4	1%
Occupied Housing Units	1,259	1,262	1,279	1,280	1,286	27	2%
Single Family	932	944	961	962	964	32	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	327	318	318	318	322	-5	-2%
Vacancy Rate	2.6%	2.6%	2.4%	2.3%	2.1%	-0.5	-19%
Single Family	3.5%	2.6%	2.2%	2.1%	1.9%	-1.6	-46%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	2.8%	2.8%	2.8%	0.0%	0.0	0%
Persons per Household	3.14	3.16	3.18	3.24	3.26	0.12	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	98	85	75	65	55	-43	-44%
\$15,000-\$29,999	231	213	194	174	156	-75	-32%
\$30,000-\$44,999	226	215	208	190	177	-49	-22%
\$45,000-\$59,999	201	205	207	200	192	-9	-4%
\$60,000-\$74,999	181	168	171	169	163	-18	-10%
\$75,000-\$99,999	173	183	198	201	202	29	17%
\$100,000-\$124,999	86	100	118	141	150	64	74%
\$125,000-\$149,999	39	54	55	70	100	61	156%
\$150,000-\$199,999	20	34	40	47	51	31	155%
\$200,000 or more	4	5	13	23	40	36	900%
Total Households	1,259	1,262	1,279	1,280	1,286	27	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$50,560	\$53,634	\$56,775	\$60,976	\$65,798	\$15,238	30%

***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.

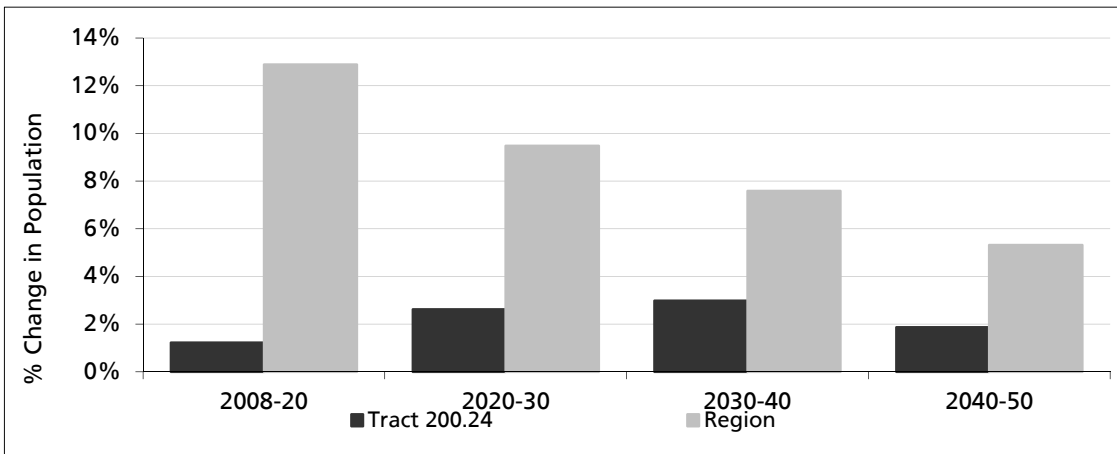
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,000	4,049	4,155	4,279	4,359	359	9%
Under 5	289	247	237	229	213	-76	-26%
5 to 9	237	235	217	216	205	-32	-14%
10 to 14	225	216	198	191	182	-43	-19%
15 to 17	185	159	144	139	139	-46	-25%
18 to 19	140	109	104	98	98	-42	-30%
20 to 24	331	280	293	271	262	-69	-21%
25 to 29	244	257	236	228	222	-22	-9%
30 to 34	187	169	142	167	163	-24	-13%
35 to 39	194	155	171	171	174	-20	-10%
40 to 44	254	215	219	201	229	-25	-10%
45 to 49	309	255	215	251	254	-55	-18%
50 to 54	281	250	229	237	220	-61	-22%
55 to 59	269	321	295	265	304	35	13%
60 to 61	109	149	152	146	171	62	57%
62 to 64	138	220	230	240	238	100	72%
65 to 69	155	255	306	295	279	124	80%
70 to 74	139	219	287	275	271	132	95%
75 to 79	111	124	195	233	227	116	105%
80 to 84	80	80	128	182	194	114	143%
85 and over	123	134	157	244	314	191	155%
Median Age	39.2	44.6	47.7	49.6	50.9	11.7	30%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,000	4,049	4,155	4,279	4,359	359	9%
Hispanic	1,399	1,644	1,845	2,107	2,333	934	67%
Non-Hispanic	2,601	2,405	2,310	2,172	2,026	-575	-22%
White	2,231	1,990	1,844	1,660	1,473	-758	-34%
Black	81	97	111	123	137	56	69%
American Indian	24	27	27	27	26	2	8%
Asian	130	146	165	183	199	69	53%
Hawaiian / Pacific Islander	8	10	12	14	14	6	75%
Other	14	17	20	22	24	10	71%
Two or More Races	113	118	131	143	153	40	35%

GROWTH TRENDS IN TOTAL POPULATION



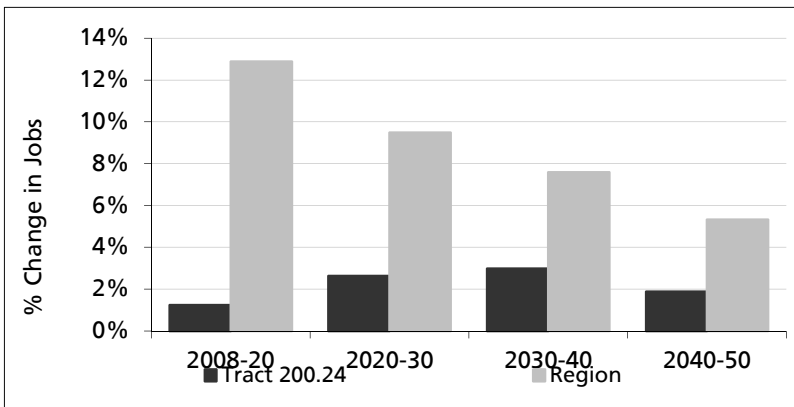
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	449	449	449	449	449	0	0%
Civilian Jobs	449	449	449	449	449	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	422	422	422	422	422	0	0%
Developed Acres	415	416	422	422	422	7	2%
Low Density Single Family	23	23	23	23	23	0	0%
Single Family	197	198	203	203	203	7	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	46	46	46	46	46	0	0%
Other Residential	8	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	9	9	9	9	9	0	0%
Office	0	0	0	0	0	0	0%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	70	70	70	70	70	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	56	56	56	56	56	0	0%
Vacant Developable Acres	7	6	0	0	0	-7	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	6	0	0	0	-7	-98%
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	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	0	0	0	0	0	0	0%
Employment Density³	27.3	27.3	27.3	27.3	27.3	0.0	0%
Residential Density⁴	4.7	4.7	4.7	4.7	4.7	0.0	-1%

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).