

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 2.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,393	4,511	4,654	4,915	6,439	2,046	47%
Household Population	4,284	4,392	4,517	4,763	6,273	1,989	46%
Group Quarters Population	109	119	137	152	166	57	52%
Civilian	109	119	137	152	166	57	52%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,416	2,416	2,414	2,499	3,266	850	35%
Single Family	1,360	1,360	1,353	1,345	1,095	-265	-19%
Multiple Family	1,056	1,056	1,061	1,154	2,171	1,115	106%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,237	2,225	2,238	2,315	3,052	815	36%
Single Family	1,259	1,299	1,305	1,299	1,054	-205	-16%
Multiple Family	978	926	933	1,016	1,998	1,020	104%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.4%	7.9%	7.3%	7.4%	6.6%	-0.8	-11%
Single Family	7.4%	4.5%	3.5%	3.4%	3.7%	-3.7	-50%
Multiple Family	7.4%	12.3%	12.1%	12.0%	8.0%	0.6	8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.92	1.97	2.02	2.06	2.06	0.14	7%

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	274	235	195	177	172	-102	-37%
\$15,000-\$29,999	370	360	328	318	349	-21	-6%
\$30,000-\$44,999	324	298	296	298	325	1	0%
\$45,000-\$59,999	322	328	328	327	382	60	19%
\$60,000-\$74,999	200	194	196	201	268	68	34%
\$75,000-\$99,999	256	285	285	291	386	130	51%
\$100,000-\$124,999	174	198	199	207	293	119	68%
\$125,000-\$149,999	114	148	170	182	277	163	143%
\$150,000-\$199,999	89	116	175	231	366	277	311%
\$200,000 or more	114	63	66	83	234	120	105%
Total Households	2,237	2,225	2,238	2,315	3,052	815	36%
Median Household Income							
Adjusted for inflation (\$1999)	\$52,011	\$55,038	\$58,720	\$62,799	\$76,943	\$24,932	48%

***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.

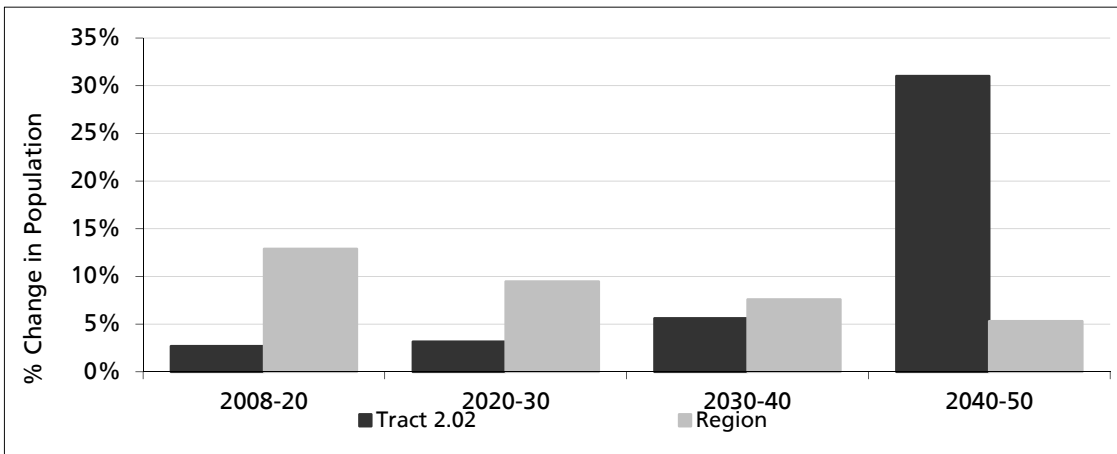
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,393	4,511	4,654	4,915	6,439	2,046	47%
Under 5	246	234	256	230	320	74	30%
5 to 9	265	319	348	337	427	162	61%
10 to 14	258	262	253	285	409	151	59%
15 to 17	124	139	131	156	219	95	77%
18 to 19	70	64	74	84	142	72	103%
20 to 24	95	134	170	189	254	159	167%
25 to 29	154	156	150	173	229	75	49%
30 to 34	400	397	353	394	485	85	21%
35 to 39	472	395	456	465	590	118	25%
40 to 44	382	328	358	380	505	123	32%
45 to 49	447	317	270	306	397	-50	-11%
50 to 54	327	259	224	243	311	-16	-5%
55 to 59	269	299	235	215	354	85	32%
60 to 61	118	143	128	108	182	64	54%
62 to 64	108	187	147	138	161	53	49%
65 to 69	210	351	383	306	306	96	46%
70 to 74	149	214	251	221	256	107	72%
75 to 79	94	104	187	227	283	189	201%
80 to 84	65	74	120	200	195	130	200%
85 and over	140	135	160	258	414	274	196%
Median Age	41.5	42.4	41.9	41.9	41.4	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,393	4,511	4,654	4,915	6,439	2,046	47%
Hispanic	747	906	1,052	1,283	1,925	1,178	158%
Non-Hispanic	3,646	3,605	3,602	3,632	4,514	868	24%
White	3,340	3,256	3,224	3,203	3,933	593	18%
Black	67	67	68	70	86	19	28%
American Indian	20	14	9	3	0	-20	-100%
Asian	124	129	149	186	274	150	121%
Hawaiian / Pacific Islander	4	7	11	9	15	11	275%
Other	5	9	4	6	7	2	40%
Two or More Races	86	123	137	155	199	113	131%

GROWTH TRENDS IN TOTAL POPULATION



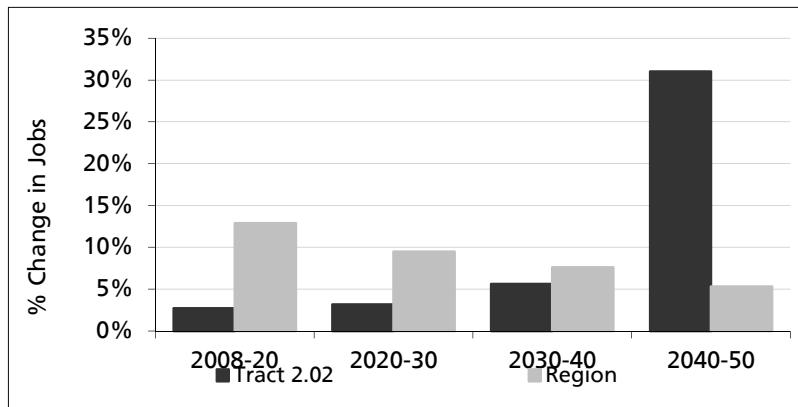
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,017	1,017	1,067	1,116	1,116	99	10%
Civilian Jobs	1,017	1,017	1,067	1,116	1,116	99	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	321	321	321	321	321	0	0%
Developed Acres	313	313	314	316	320	7	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	136	136	136	135	119	-17	-12%
Multiple Family	30	30	30	31	55	25	85%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	-2	-95%
Mixed Use	0	0	2	5	7	7	--
Industrial	1	1	0	0	0	-1	-100%
Commercial/Services	6	6	4	2	1	-5	-88%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	98	98	98	98	98	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	35	35	35	35	35	0	0%
Vacant Developable Acres	8	8	7	5	1	-7	-92%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	1	1	-1	-64%
Multiple Family	5	5	5	4	0	-5	-100%
Mixed Use	1	1	0	0	0	-1	-100%
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	74.4	74.4	83.8	94.1	100.6	26.2	35%
Residential Density⁴	14.4	14.4	14.3	14.6	18.5	4.0	28%

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).