

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 202.08



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,505	2,460	2,525	2,583	2,623	118	5%
Household Population	2,481	2,433	2,489	2,536	2,566	85	3%
Group Quarters Population	24	27	36	47	57	33	138%
Civilian	24	27	36	47	57	33	138%
Military	0	0	0	0	0	0	0%
Total Housing Units	666	666	676	676	676	10	2%
Single Family	642	642	652	652	652	10	2%
Multiple Family	24	24	24	24	24	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	652	642	656	660	661	9	1%
Single Family	628	621	634	638	639	11	2%
Multiple Family	24	21	22	22	22	-2	-8%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.1%	3.6%	3.0%	2.4%	2.2%	0.1	5%
Single Family	2.2%	3.3%	2.8%	2.1%	2.0%	-0.2	-9%
Multiple Family	0.0%	12.5%	8.3%	8.3%	8.3%	8.3	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.81	3.79	3.79	3.84	3.88	0.07	2%

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	43	37	34	32	30	-13	-30%
\$15,000-\$29,999	86	76	70	64	60	-26	-30%
\$30,000-\$44,999	100	99	92	82	72	-28	-28%
\$45,000-\$59,999	145	139	139	133	127	-18	-12%
\$60,000-\$74,999	108	104	104	104	103	-5	-5%
\$75,000-\$99,999	77	76	77	77	77	0	0%
\$100,000-\$124,999	41	46	49	49	49	8	20%
\$125,000-\$149,999	0	12	28	29	29	29	0%
\$150,000-\$199,999	47	50	59	81	95	48	102%
\$200,000 or more	5	3	4	9	19	14	280%
Total Households	652	642	656	660	661	9	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,034	\$56,763	\$59,245	\$62,740	\$66,044	\$11,010	20%

***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.

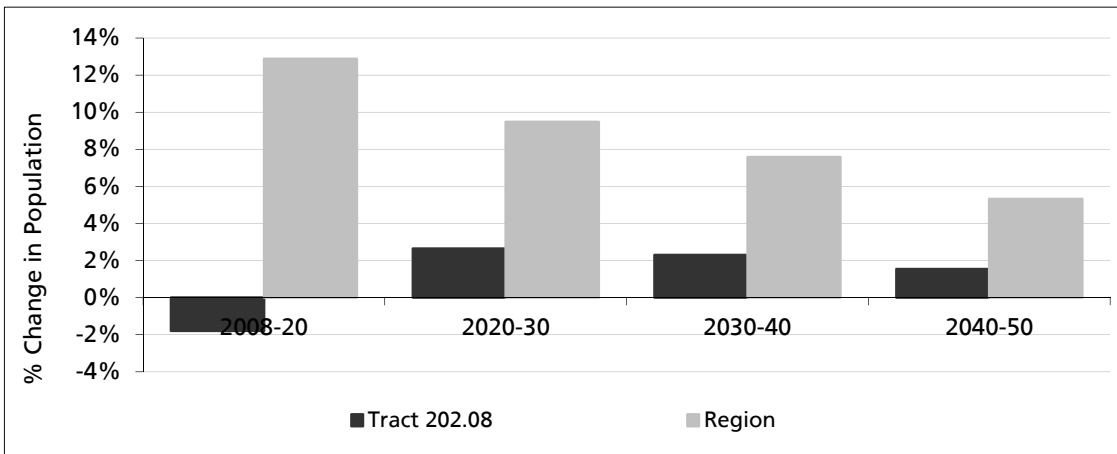
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,505	2,460	2,525	2,583	2,623	118	5%
Under 5	175	164	165	172	166	-9	-5%
5 to 9	138	138	137	139	136	-2	-1%
10 to 14	214	215	201	197	197	-17	-8%
15 to 17	170	148	143	137	140	-30	-18%
18 to 19	95	76	77	76	80	-15	-16%
20 to 24	203	167	200	195	197	-6	-3%
25 to 29	206	210	199	211	202	-4	-2%
30 to 34	180	173	157	193	192	12	7%
35 to 39	169	146	161	162	183	14	8%
40 to 44	188	169	168	148	188	0	0%
45 to 49	175	158	142	159	162	-13	-7%
50 to 54	184	186	192	198	183	-1	-1%
55 to 59	107	125	121	108	121	14	13%
60 to 61	40	49	51	56	67	27	68%
62 to 64	50	74	79	88	84	34	68%
65 to 69	69	110	135	138	132	63	91%
70 to 74	50	73	93	92	95	45	90%
75 to 79	35	32	46	44	34	-1	-3%
80 to 84	28	22	32	34	25	-3	-11%
85 and over	29	25	26	36	39	10	34%
Median Age	31.4	33.2	34.5	34.3	35.0	3.6	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,505	2,460	2,525	2,583	2,623	118	5%
Hispanic	1,244	1,467	1,686	1,889	2,045	801	64%
Non-Hispanic	1,261	993	839	694	578	-683	-54%
White	1,054	780	606	447	319	-735	-70%
Black	38	45	53	60	67	29	76%
American Indian	13	10	10	9	9	-4	-31%
Asian	74	75	78	80	81	7	9%
Hawaiian / Pacific Islander	15	19	23	27	30	15	100%
Other	9	9	10	10	10	1	11%
Two or More Races	58	55	59	61	62	4	7%

GROWTH TRENDS IN TOTAL POPULATION



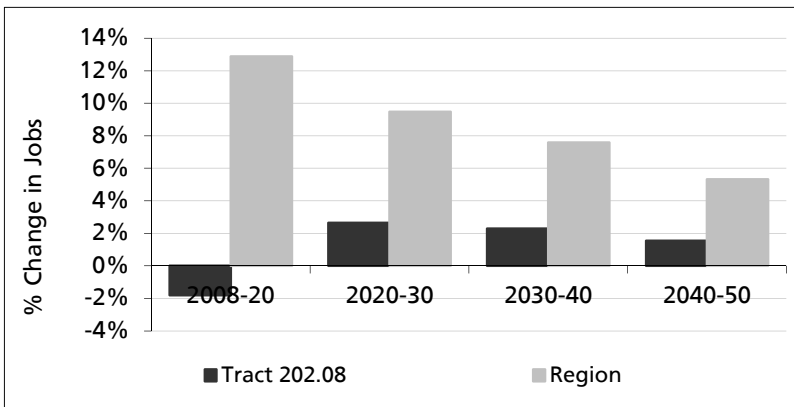
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	236	236	236	236	242	6	3%
Civilian Jobs	236	236	236	236	242	6	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	163	163	163	163	163	0	0%
Developed Acres	161	161	163	163	163	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	105	105	106	106	106	1	1%
Multiple Family	2	2	2	2	2	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	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	2	2	2	2	2	0	0%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	40	40	40	40	40	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
Vacant Developable Acres	1	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-100%
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	20.0	20.0	20.0	20.0	20.5	0.5	3%
Residential Density⁴	6.2	6.2	6.3	6.3	6.3	0.0	0%

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).