

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.16



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,381	9,864	9,953	10,276	10,578	1,197	13%
Household Population	9,347	9,819	9,890	10,183	10,460	1,113	12%
Group Quarters Population	34	45	63	93	118	84	247%
Civilian	34	45	63	93	118	84	247%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,260	3,318	3,318	3,354	3,405	145	4%
Single Family	3,121	3,179	3,179	3,214	3,214	93	3%
Multiple Family	139	139	139	140	191	52	37%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	3,037	3,153	3,160	3,205	3,257	220	7%
Single Family	2,908	3,033	3,039	3,084	3,090	182	6%
Multiple Family	129	120	121	121	167	38	29%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.8%	5.0%	4.8%	4.4%	4.3%	-2.5	-37%
Single Family	6.8%	4.6%	4.4%	4.0%	3.9%	-2.9	-43%
Multiple Family	7.2%	13.7%	12.9%	13.6%	12.6%	5.4	75%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.08	3.11	3.13	3.18	3.21	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	133	110	85	69	55	-78	-59%
\$15,000-\$29,999	115	95	71	54	40	-75	-65%
\$30,000-\$44,999	236	211	177	147	123	-113	-48%
\$45,000-\$59,999	299	337	305	273	240	-59	-20%
\$60,000-\$74,999	361	384	363	335	307	-54	-15%
\$75,000-\$99,999	540	597	618	597	565	25	5%
\$100,000-\$124,999	469	505	580	628	625	156	33%
\$125,000-\$149,999	360	364	385	452	525	165	46%
\$150,000-\$199,999	298	319	320	363	454	156	52%
\$200,000 or more	226	231	256	287	323	97	43%
Total Households	3,037	3,153	3,160	3,205	3,257	220	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$92,338	\$93,405	\$98,422	\$105,076	\$111,940	\$19,602	21%

***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.

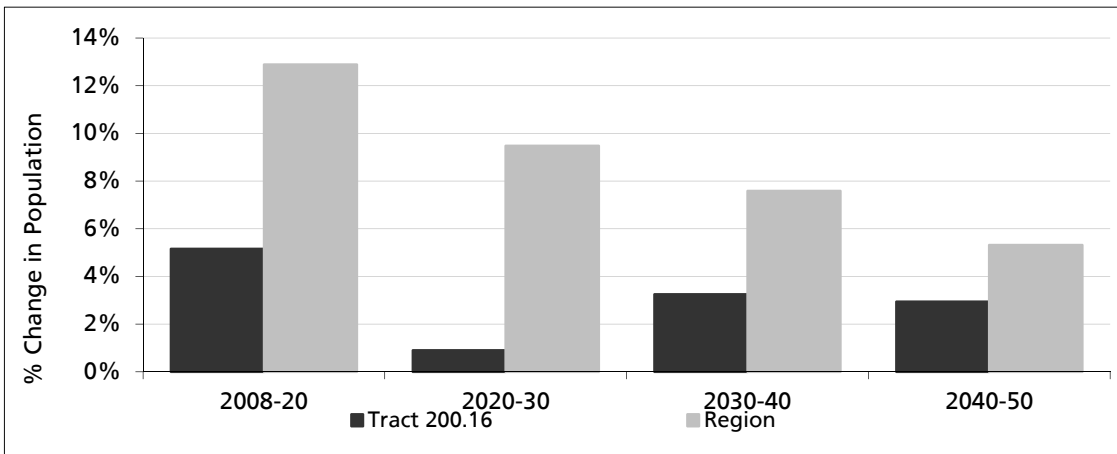
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,381	9,864	9,953	10,276	10,578	1,197	13%
Under 5	600	562	582	578	580	-20	-3%
5 to 9	621	611	641	646	639	18	3%
10 to 14	828	859	841	898	894	66	8%
15 to 17	468	462	427	469	474	6	1%
18 to 19	311	278	231	236	233	-78	-25%
20 to 24	756	753	777	757	798	42	6%
25 to 29	337	421	433	412	439	102	30%
30 to 34	183	193	187	202	194	11	6%
35 to 39	336	256	321	335	311	-25	-7%
40 to 44	695	555	618	612	657	-38	-5%
45 to 49	892	696	571	742	775	-117	-13%
50 to 54	864	756	633	732	729	-135	-16%
55 to 59	819	948	761	635	823	4	0%
60 to 61	300	387	335	273	360	60	20%
62 to 64	309	501	432	384	398	89	29%
65 to 69	281	515	580	484	413	132	47%
70 to 74	230	426	555	486	414	184	80%
75 to 79	191	246	410	469	395	204	107%
80 to 84	171	177	306	416	381	210	123%
85 and over	189	262	312	510	671	482	255%
Median Age	41.8	44.8	44.3	44.9	45.5	3.7	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,381	9,864	9,953	10,276	10,578	1,197	13%
Hispanic	689	796	815	870	904	215	31%
Non-Hispanic	8,692	9,068	9,138	9,406	9,674	982	11%
White	7,853	8,148	8,186	8,401	8,629	776	10%
Black	44	43	39	36	31	-13	-30%
American Indian	3	3	3	3	3	0	0%
Asian	545	619	652	699	739	194	36%
Hawaiian / Pacific Islander	12	12	11	11	11	-1	-8%
Other	1	1	1	1	1	0	0%
Two or More Races	234	242	246	255	260	26	11%

GROWTH TRENDS IN TOTAL POPULATION



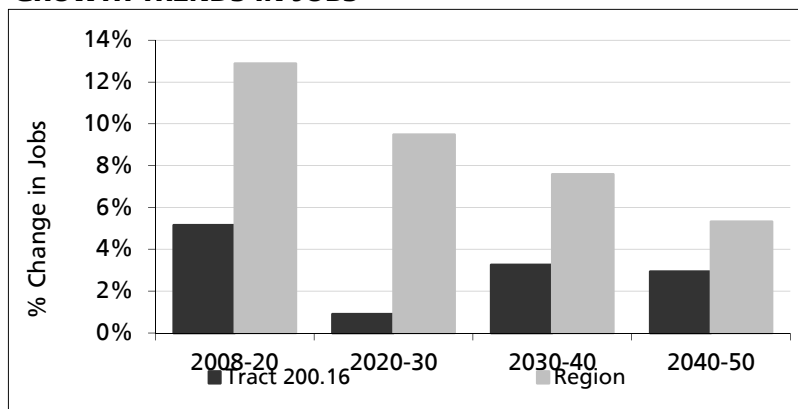
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	810	810	863	956	1,012	202	25%
Civilian Jobs	810	810	863	956	1,012	202	25%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,171	1,171	1,171	1,171	1,171	0	0%
Developed Acres	1,128	1,136	1,143	1,162	1,171	43	4%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	676	684	684	690	690	14	2%
Multiple Family	8	8	8	8	9	1	11%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	17	17	--
Industrial	3	3	3	3	3	0	0%
Commercial/Services	19	19	19	19	10	-8	-45%
Office	2	2	2	2	0	-2	-100%
Schools	20	20	27	40	48	28	141%
Roads and Freeways	224	224	224	224	224	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	176	176	176	175	170	-6	-4%
Vacant Developable Acres	43	35	27	9	0	-43	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	14	6	6	0	0	-14	-100%
Multiple Family	1	1	1	1	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	0	0	0	0	0	0	0%
Schools	28	28	21	8	0	-28	-100%
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	18.4	18.4	16.8	14.8	14.5	-4.0	-22%
Residential Density⁴	4.8	4.8	4.8	4.8	4.8	0.1	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).