

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 206.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,232	5,922	7,826	8,106	8,321	3,089	59%
Household Population	5,186	5,819	7,657	7,838	7,977	2,791	54%
Group Quarters Population	46	103	169	268	344	298	648%
Civilian	46	103	169	268	344	298	648%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,447	1,785	2,295	2,296	2,328	881	61%
Single Family	1,053	1,017	844	844	842	-211	-20%
Multiple Family	394	768	1,451	1,452	1,486	1,092	277%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,391	1,637	2,145	2,157	2,187	796	57%
Single Family	1,015	953	783	786	786	-229	-23%
Multiple Family	376	684	1,362	1,371	1,401	1,025	273%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.9%	8.3%	6.5%	6.1%	6.1%	2.2	56%
Single Family	3.6%	6.3%	7.2%	6.9%	6.7%	3.1	86%
Multiple Family	4.6%	10.9%	6.1%	5.6%	5.7%	1.1	24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.73	3.55	3.57	3.63	3.65	-0.08	-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	195	165	137	113	99	-96	-49%
\$15,000-\$29,999	371	321	274	230	204	-167	-45%
\$30,000-\$44,999	290	308	293	270	247	-43	-15%
\$45,000-\$59,999	219	210	243	236	231	12	5%
\$60,000-\$74,999	145	189	286	286	285	140	97%
\$75,000-\$99,999	92	251	435	437	455	363	395%
\$100,000-\$124,999	52	88	202	272	325	273	525%
\$125,000-\$149,999	12	39	78	90	96	84	700%
\$150,000-\$199,999	2	50	96	101	106	104	5200%
\$200,000 or more	13	16	101	122	139	126	969%
Total Households	1,391	1,637	2,145	2,157	2,187	796	57%
Median Household Income							
Adjusted for inflation (\$1999)	\$36,698	\$46,750	\$66,582	\$72,037	\$76,511	\$39,813	108%

***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.

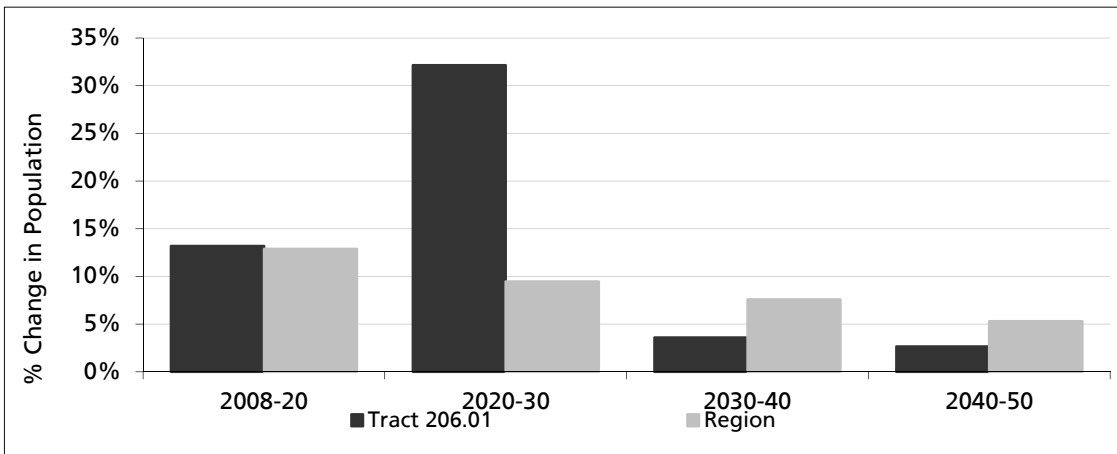
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,232	5,922	7,826	8,106	8,321	3,089	59%
Under 5	537	560	719	737	700	163	30%
5 to 9	457	589	721	748	732	275	60%
10 to 14	446	569	704	709	726	280	63%
15 to 17	277	294	394	382	402	125	45%
18 to 19	173	158	248	235	247	74	43%
20 to 24	401	364	619	605	610	209	52%
25 to 29	477	539	688	765	736	259	54%
30 to 34	521	536	594	758	734	213	41%
35 to 39	452	442	624	623	684	232	51%
40 to 44	396	465	588	514	674	278	70%
45 to 49	331	354	405	437	430	99	30%
50 to 54	269	322	432	426	374	105	39%
55 to 59	169	242	332	304	340	171	101%
60 to 61	54	76	95	91	100	46	85%
62 to 64	57	100	134	148	144	87	153%
65 to 69	55	105	180	199	186	131	238%
70 to 74	50	79	138	151	164	114	228%
75 to 79	32	41	84	101	114	82	256%
80 to 84	24	29	55	72	86	62	258%
85 and over	54	58	72	101	138	84	156%
Median Age	28.4	29.0	28.7	29.2	30.1	1.7	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,232	5,922	7,826	8,106	8,321	3,089	59%
Hispanic	3,914	4,838	6,718	7,226	7,604	3,690	94%
Non-Hispanic	1,318	1,084	1,108	880	717	-601	-46%
White	1,074	829	780	555	385	-689	-64%
Black	38	47	66	73	79	41	108%
American Indian	3	3	3	3	3	0	0%
Asian	104	107	135	128	129	25	24%
Hawaiian / Pacific Islander	3	5	8	10	11	8	267%
Other	1	1	1	1	1	0	0%
Two or More Races	95	92	115	110	109	14	15%

GROWTH TRENDS IN TOTAL POPULATION



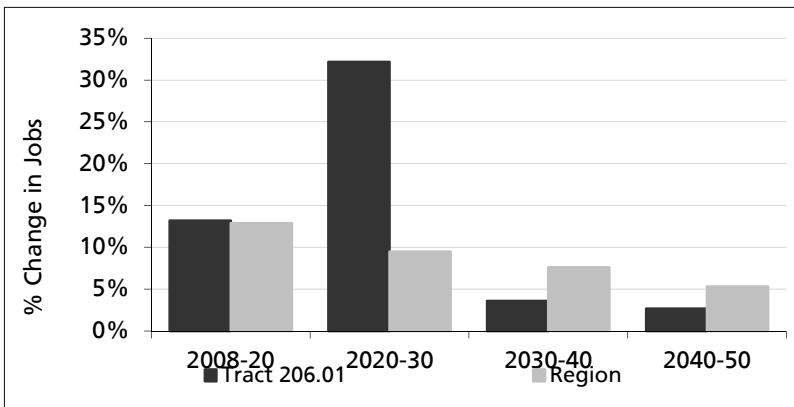
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,571	2,580	2,642	2,664	2,750	179	7%
Civilian Jobs	2,571	2,580	2,642	2,664	2,750	179	7%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	304	304	304	304	304	0	0%
Developed Acres	294	297	304	304	304	9	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	118	115	94	94	94	-25	-21%
Multiple Family	17	23	50	50	50	33	193%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	4	4	4	4	4	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	43	40	40	40	40	-3	-7%
Office	11	11	11	11	11	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	91	91	91	91	91	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	2	0	0%
Vacant Developable Acres	9	7	0	0	0	-9	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	0	0	0	-2	-100%
Multiple Family	6	4	0	0	0	-6	-100%
Mixed Use	1	0	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
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	39.5	40.4	41.3	41.6	42.9	3.4	9%
Residential Density⁴	10.7	12.8	15.7	15.7	15.9	5.3	49%

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).