

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 124.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,010	5,276	5,254	5,262	6,436	1,426	28%
Household Population	4,921	5,176	5,119	5,080	6,228	1,307	27%
Group Quarters Population	89	100	135	182	208	119	134%
Civilian	89	100	135	182	208	119	134%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,014	2,014	1,958	1,912	2,295	281	14%
Single Family	830	830	781	744	729	-101	-12%
Multiple Family	1,184	1,184	1,177	1,168	1,566	382	32%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,833	1,913	1,873	1,833	2,203	370	20%
Single Family	709	773	734	702	689	-20	-3%
Multiple Family	1,124	1,140	1,139	1,131	1,514	390	35%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.0%	5.0%	4.3%	4.1%	4.0%	-5.0	-56%
Single Family	14.6%	6.9%	6.0%	5.6%	5.5%	-9.1	-62%
Multiple Family	5.1%	3.7%	3.2%	3.2%	3.3%	-1.8	-35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.68	2.71	2.73	2.77	2.83	0.15	6%

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	374	304	253	212	204	-170	-45%
\$15,000-\$29,999	517	455	402	355	360	-157	-30%
\$30,000-\$44,999	387	359	339	319	341	-46	-12%
\$45,000-\$59,999	233	258	251	247	291	58	25%
\$60,000-\$74,999	160	207	209	206	245	85	53%
\$75,000-\$99,999	98	178	195	203	290	192	196%
\$100,000-\$124,999	49	105	151	170	240	191	390%
\$125,000-\$149,999	5	32	52	87	138	133	2660%
\$150,000-\$199,999	5	14	20	29	64	59	1180%
\$200,000 or more	5	1	1	5	30	25	500%
Total Households	1,833	1,913	1,873	1,833	2,203	370	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$30,988	\$38,252	\$42,456	\$46,852	\$55,129	\$24,141	78%

***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.

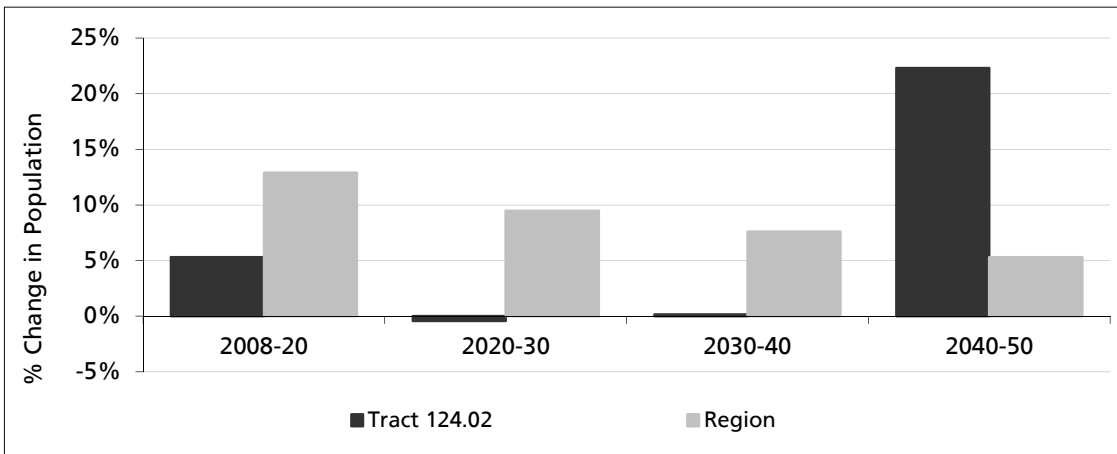
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,010	5,276	5,254	5,262	6,436	1,426	28%
Under 5	585	550	521	505	578	-7	-1%
5 to 9	401	457	431	418	484	83	21%
10 to 14	393	431	407	390	460	67	17%
15 to 17	272	255	236	228	276	4	1%
18 to 19	130	114	117	106	133	3	2%
20 to 24	326	298	341	312	372	46	14%
25 to 29	399	415	384	393	459	60	15%
30 to 34	504	474	394	464	533	29	6%
35 to 39	440	385	419	392	482	42	10%
40 to 44	335	336	322	278	420	85	25%
45 to 49	286	294	257	287	350	64	22%
50 to 54	207	224	217	220	255	48	23%
55 to 59	201	273	278	252	353	152	76%
60 to 61	84	121	128	126	176	92	110%
62 to 64	101	161	163	167	194	93	92%
65 to 69	151	254	317	316	348	197	130%
70 to 74	58	91	134	147	193	135	233%
75 to 79	19	22	33	45	57	38	200%
80 to 84	43	36	61	74	84	41	95%
85 and over	75	85	94	142	229	154	205%
Median Age	30.0	31.2	32.4	33.0	34.3	4.3	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,010	5,276	5,254	5,262	6,436	1,426	28%
Hispanic	3,239	3,579	3,657	3,754	4,667	1,428	44%
Non-Hispanic	1,771	1,697	1,597	1,508	1,769	-2	0%
White	1,098	1,018	933	863	1,000	-98	-9%
Black	298	305	293	277	317	19	6%
American Indian	26	19	15	11	13	-13	-50%
Asian	169	180	182	183	229	60	36%
Hawaiian / Pacific Islander	9	7	6	6	7	-2	-22%
Other	4	3	3	3	3	-1	-25%
Two or More Races	167	165	165	165	200	33	20%

GROWTH TRENDS IN TOTAL POPULATION



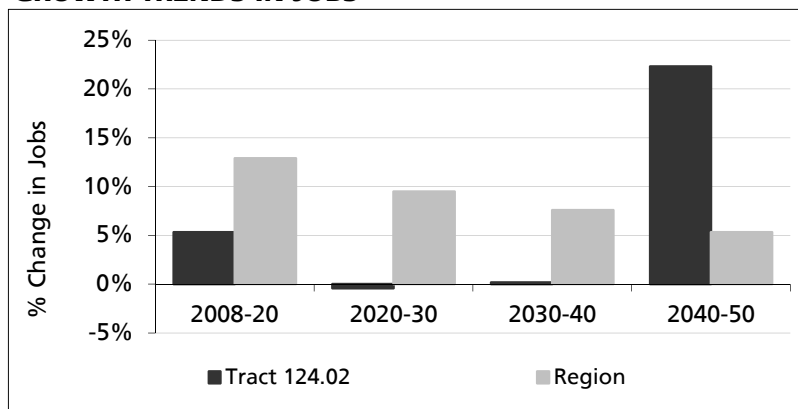
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,800	2,800	2,996	3,210	3,210	410	15%
Civilian Jobs	2,800	2,800	2,996	3,210	3,210	410	15%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	220	220	220	220	220	0	0%
Developed Acres	219	219	219	219	219	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	88	88	84	81	79	-9	-10%
Multiple Family	39	39	39	37	39	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	9	18	18	18	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	24	24	21	16	16	-8	-34%
Office	8	8	7	7	7	-1	-8%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	53	53	53	53	53	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	4	0	0%
Vacant Developable Acres	1	1	1	1	1	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	0	0%
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	87.6	87.6	91.9	100.0	99.7	12.2	14%
Residential Density⁴	15.5	15.5	15.1	14.7	17.7	2.2	14%

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).