

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.20



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,064	7,019	7,691	7,941	8,033	1,969	32%
Household Population	6,046	6,992	7,644	7,870	7,940	1,894	31%
Group Quarters Population	18	27	47	71	93	75	417%
Civilian	18	27	47	71	93	75	417%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,006	2,259	2,451	2,484	2,484	478	24%
Single Family	2,006	2,259	2,451	2,484	2,484	478	24%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,942	2,216	2,414	2,447	2,449	507	26%
Single Family	1,942	2,216	2,414	2,447	2,449	507	26%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.2%	1.9%	1.5%	1.5%	1.4%	-1.8	-56%
Single Family	3.2%	1.9%	1.5%	1.5%	1.4%	-1.8	-56%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.11	3.16	3.17	3.22	3.24	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	29	29	28	22	19	-10	-34%
\$15,000-\$29,999	142	127	120	101	88	-54	-38%
\$30,000-\$44,999	195	210	210	198	188	-7	-4%
\$45,000-\$59,999	266	297	300	291	283	17	6%
\$60,000-\$74,999	323	342	361	358	352	29	9%
\$75,000-\$99,999	461	484	528	533	533	72	16%
\$100,000-\$124,999	317	348	393	399	399	82	26%
\$125,000-\$149,999	106	187	215	244	246	140	132%
\$150,000-\$199,999	102	187	214	238	266	164	161%
\$200,000 or more	1	5	45	63	75	74	7400%
Total Households	1,942	2,216	2,414	2,447	2,449	507	26%
Median Household Income							
Adjusted for inflation (\$1999)	\$75,868	\$80,320	\$83,902	\$86,890	\$88,813	\$12,945	17%

***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.

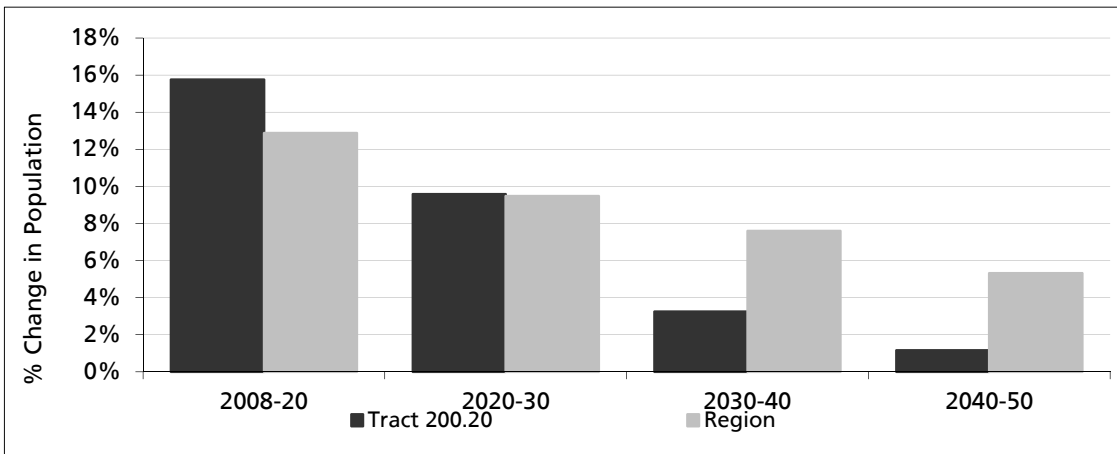
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,064	7,019	7,691	7,941	8,033	1,969	32%
Under 5	617	651	694	709	680	63	10%
5 to 9	517	623	662	679	667	150	29%
10 to 14	510	599	601	601	575	65	13%
15 to 17	311	336	350	354	359	48	15%
18 to 19	166	163	180	179	178	12	7%
20 to 24	351	362	440	422	420	69	20%
25 to 29	351	455	484	489	492	141	40%
30 to 34	298	345	336	390	372	74	25%
35 to 39	554	522	643	651	643	89	16%
40 to 44	666	694	800	760	851	185	28%
45 to 49	572	600	584	677	680	108	19%
50 to 54	398	446	454	479	446	48	12%
55 to 59	309	447	455	413	468	159	51%
60 to 61	83	125	129	126	138	55	66%
62 to 64	88	160	164	164	158	70	80%
65 to 69	135	271	358	349	325	190	141%
70 to 74	57	108	176	208	235	178	312%
75 to 79	26	38	80	120	130	104	400%
80 to 84	12	16	27	42	50	38	317%
85 and over	43	58	74	129	166	123	286%
Median Age	33.5	34.6	35.8	36.1	37.1	3.6	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,064	7,019	7,691	7,941	8,033	1,969	32%
Hispanic	1,728	2,288	2,699	3,051	3,324	1,596	92%
Non-Hispanic	4,336	4,731	4,992	4,890	4,709	373	9%
White	2,901	2,905	2,827	2,520	2,190	-711	-25%
Black	180	242	296	331	361	181	101%
American Indian	20	24	25	24	22	2	10%
Asian	984	1,255	1,481	1,622	1,726	742	75%
Hawaiian / Pacific Islander	16	27	35	41	44	28	175%
Other	9	14	18	20	22	13	144%
Two or More Races	226	264	310	332	344	118	52%

GROWTH TRENDS IN TOTAL POPULATION



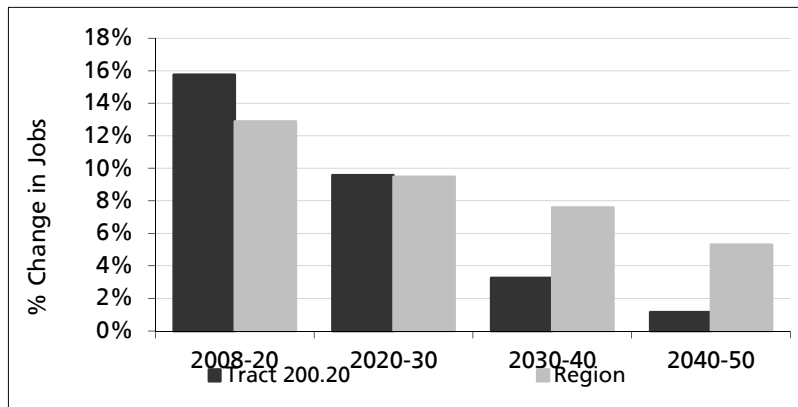
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	514	514	514	1,103	1,528	1,014	197%
Civilian Jobs	514	514	514	1,103	1,528	1,014	197%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,960	1,960	1,960	1,960	1,960	0	0%
Developed Acres	1,442	1,488	1,853	1,893	1,904	462	32%
Low Density Single Family	256	382	664	675	675	419	164%
Single Family	385	415	612	636	636	251	65%
Multiple Family	0	0	0	0	0	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	15	15	15	15	24	9	63%
Commercial/Services	3	3	3	17	19	16	502%
Office	0	0	0	0	0	0	0%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	147	147	147	147	147	0	0%
Agricultural and Extractive ²	261	152	37	30	30	-232	-89%
Parks and Military Use	369	369	369	369	369	0	0%
Vacant Developable Acres	471	424	60	19	9	-462	-98%
Low Density Single Family	239	222	6	3	3	-235	-99%
Single Family	203	173	25	1	1	-202	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	11	11	11	11	1	-9	-88%
Commercial/Services	17	17	17	3	1	-16	-91%
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	2	2	2	2	2	0	0%
Constrained Acres	48	48	48	48	48	0	0%
Employment Density³	22.9	22.9	22.9	30.0	32.2	9.3	41%
Residential Density⁴	3.1	2.8	1.9	1.9	1.9	-1.2	-39%

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).