

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 152.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,822	4,085	4,183	4,285	4,346	524	14%
Household Population	3,816	4,072	4,154	4,243	4,293	477	13%
Group Quarters Population	6	13	29	42	53	47	783%
Civilian	6	13	29	42	53	47	783%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,531	1,581	1,594	1,596	1,608	77	5%
Single Family	1,531	1,581	1,594	1,596	1,608	77	5%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,454	1,525	1,541	1,543	1,558	104	7%
Single Family	1,454	1,525	1,541	1,543	1,558	104	7%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.0%	3.5%	3.3%	3.3%	3.1%	-1.9	-38%
Single Family	5.0%	3.5%	3.3%	3.3%	3.1%	-1.9	-38%
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	2.62	2.67	2.70	2.75	2.76	0.14	5%

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	74	53	37	30	26	-48	-65%
\$15,000-\$29,999	53	49	41	30	25	-28	-53%
\$30,000-\$44,999	146	138	122	105	95	-51	-35%
\$45,000-\$59,999	189	218	212	209	201	12	6%
\$60,000-\$74,999	168	166	166	160	157	-11	-7%
\$75,000-\$99,999	211	228	228	222	239	28	13%
\$100,000-\$124,999	156	164	164	164	164	8	5%
\$125,000-\$149,999	149	194	194	194	194	45	30%
\$150,000-\$199,999	153	195	237	272	287	134	88%
\$200,000 or more	155	120	140	157	170	15	10%
Total Households	1,454	1,525	1,541	1,543	1,558	104	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$86,493	\$90,186	\$96,107	\$102,363	\$105,488	\$18,995	22%

***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.

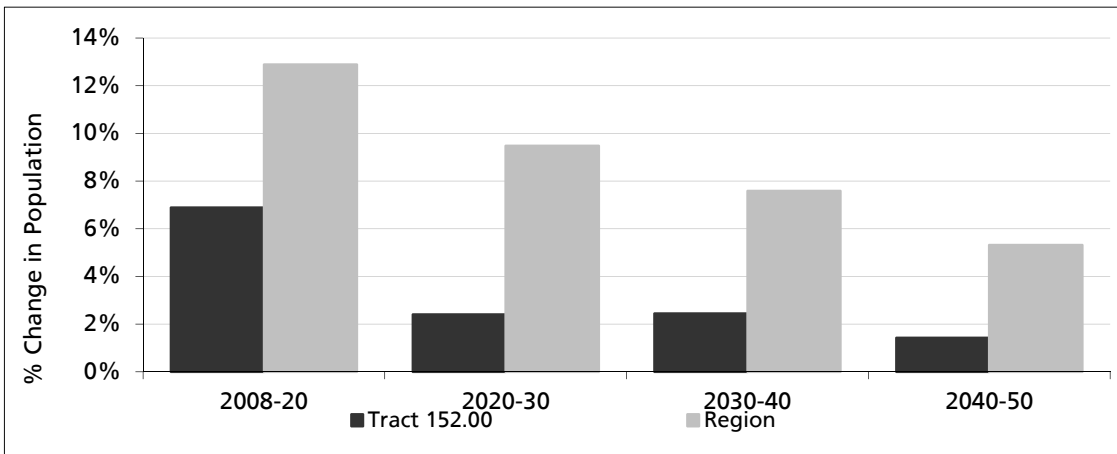
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,822	4,085	4,183	4,285	4,346	524	14%
Under 5	123	114	121	119	122	-1	-1%
5 to 9	141	133	130	129	124	-17	-12%
10 to 14	214	204	189	192	184	-30	-14%
15 to 17	162	147	133	142	141	-21	-13%
18 to 19	101	83	72	69	72	-29	-29%
20 to 24	251	229	229	219	231	-20	-8%
25 to 29	158	192	189	180	193	35	22%
30 to 34	109	110	101	106	104	-5	-5%
35 to 39	130	101	118	123	121	-9	-7%
40 to 44	200	150	162	153	163	-37	-19%
45 to 49	285	216	173	211	214	-71	-25%
50 to 54	339	280	225	257	252	-87	-26%
55 to 59	345	379	299	250	321	-24	-7%
60 to 61	164	200	169	151	194	30	18%
62 to 64	168	258	217	198	205	37	22%
65 to 69	268	453	490	416	366	98	37%
70 to 74	200	344	434	387	347	147	74%
75 to 79	162	190	301	345	293	131	81%
80 to 84	153	140	243	322	294	141	92%
85 and over	149	162	188	316	405	256	172%
Median Age	50.5	56.1	59.2	59.9	58.9	8.4	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,822	4,085	4,183	4,285	4,346	524	14%
Hispanic	319	425	504	582	663	344	108%
Non-Hispanic	3,503	3,660	3,679	3,703	3,683	180	5%
White	3,196	3,279	3,238	3,203	3,124	-72	-2%
Black	64	87	107	124	145	81	127%
American Indian	18	18	17	17	16	-2	-11%
Asian	78	102	122	142	164	86	110%
Hawaiian / Pacific Islander	23	33	37	42	45	22	96%
Other	11	14	16	18	18	7	64%
Two or More Races	113	127	142	157	171	58	51%

GROWTH TRENDS IN TOTAL POPULATION



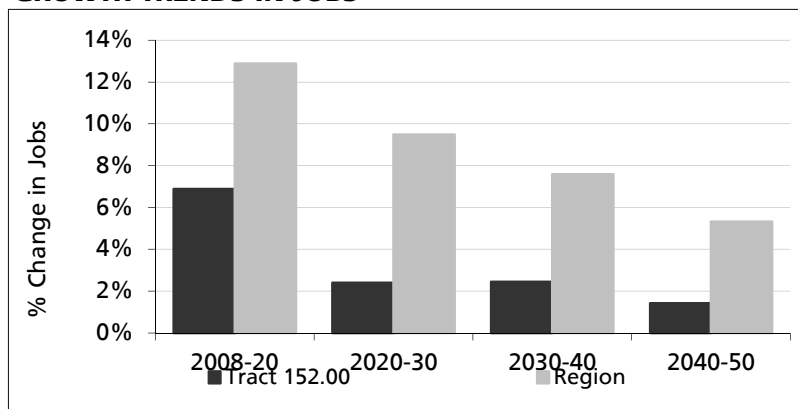
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	660	661	661	661	661	1	0%
Civilian Jobs	660	661	661	661	661	1	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,010	1,010	1,010	1,010	1,010	0	0%
Developed Acres	962	991	994	995	1,000	38	4%
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	785	813	816	817	822	37	5%
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	4	4	4	4	4	0	0%
Commercial/Services	8	8	8	8	8	0	0%
Office	1	1	1	1	1	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	141	141	141	141	141	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	22	23	23	23	23	1	6%
Vacant Developable Acres	43	13	10	9	4	-38	-90%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	41	13	10	9	4	-37	-90%
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	1	0	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	6	6	6	6	6	0	0%
Employment Density³	52.2	52.3	52.3	52.3	52.3	0.1	0%
Residential Density⁴	1.9	1.9	2.0	2.0	2.0	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).