

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 25.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,027	6,122	6,394	6,105	7,155	1,128	19%
Household Population	6,012	6,102	6,361	6,057	7,100	1,088	18%
Group Quarters Population	15	20	33	48	55	40	267%
Civilian	15	20	33	48	55	40	267%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,016	2,016	2,050	1,946	2,275	259	13%
Single Family	1,587	1,587	1,615	1,500	1,499	-88	-6%
Multiple Family	429	429	435	446	776	347	81%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,875	1,884	1,926	1,834	2,152	277	15%
Single Family	1,465	1,506	1,543	1,441	1,446	-19	-1%
Multiple Family	410	378	383	393	706	296	72%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.0%	6.5%	6.0%	5.8%	5.4%	-1.6	-23%
Single Family	7.7%	5.1%	4.5%	3.9%	3.5%	-4.2	-55%
Multiple Family	4.4%	11.9%	12.0%	11.9%	9.0%	4.6	105%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.21	3.24	3.30	3.30	3.30	0.09	3%

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	262	219	190	156	152	-110	-42%
\$15,000-\$29,999	415	404	398	370	389	-26	-6%
\$30,000-\$44,999	402	411	415	396	422	20	5%
\$45,000-\$59,999	310	352	387	362	408	98	32%
\$60,000-\$74,999	174	197	214	215	273	99	57%
\$75,000-\$99,999	156	173	186	199	279	123	79%
\$100,000-\$124,999	75	76	80	84	123	48	64%
\$125,000-\$149,999	37	37	40	37	54	17	46%
\$150,000-\$199,999	31	15	16	15	40	9	29%
\$200,000 or more	13	0	0	0	12	-1	-8%
Total Households	1,875	1,884	1,926	1,834	2,152	277	15%
Median Household Income							
Adjusted for inflation (\$1999)	\$39,720	\$41,642	\$43,554	\$44,811	\$49,154	\$9,434	24%

***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.

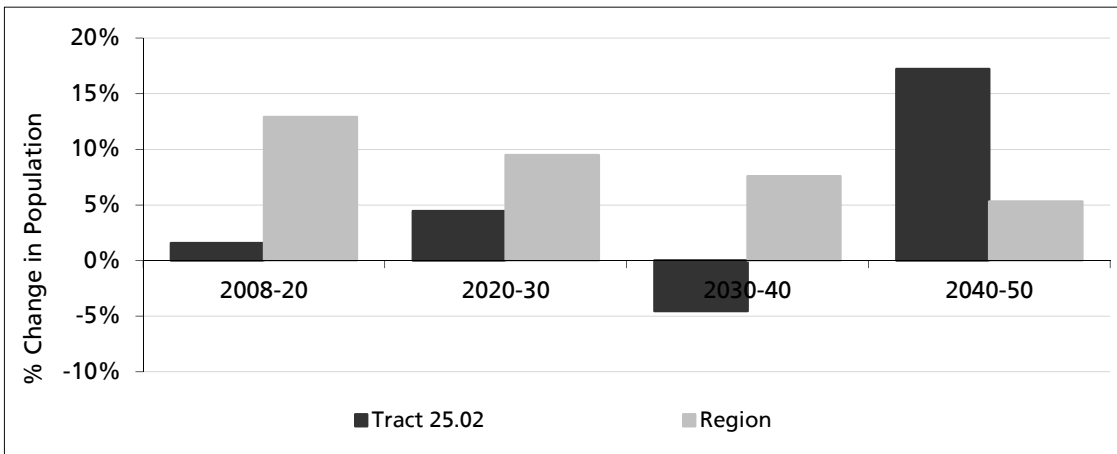
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,027	6,122	6,394	6,105	7,155	1,128	19%
Under 5	598	549	533	495	546	-52	-9%
5 to 9	506	579	554	525	603	97	19%
10 to 14	468	546	548	509	603	135	29%
15 to 17	309	298	327	301	360	51	17%
18 to 19	208	191	231	208	251	43	21%
20 to 24	395	363	486	446	524	129	33%
25 to 29	402	424	408	407	459	57	14%
30 to 34	458	419	360	389	422	-36	-8%
35 to 39	502	430	492	440	533	31	6%
40 to 44	511	479	489	414	585	74	14%
45 to 49	451	410	377	393	445	-6	-1%
50 to 54	374	376	389	366	374	0	0%
55 to 59	281	340	344	307	377	96	34%
60 to 61	92	104	99	87	107	15	16%
62 to 64	82	132	151	155	172	90	110%
65 to 69	122	197	261	279	304	182	149%
70 to 74	98	143	198	219	266	168	171%
75 to 79	74	67	82	90	115	41	55%
80 to 84	46	36	42	55	75	29	63%
85 and over	50	39	23	20	34	-16	-32%
Median Age	31.4	31.3	31.5	32.1	32.7	1.3	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,027	6,122	6,394	6,105	7,155	1,128	19%
Hispanic	2,888	3,682	4,438	4,620	5,610	2,722	94%
Non-Hispanic	3,139	2,440	1,956	1,485	1,545	-1,594	-51%
White	1,396	730	259	0	0	-1,396	-100%
Black	776	719	669	551	534	-242	-31%
American Indian	24	26	26	21	20	-4	-17%
Asian	701	721	746	675	733	32	5%
Hawaiian / Pacific Islander	29	39	43	42	47	18	62%
Other	10	11	13	12	14	4	40%
Two or More Races	203	194	200	184	197	-6	-3%

GROWTH TRENDS IN TOTAL POPULATION



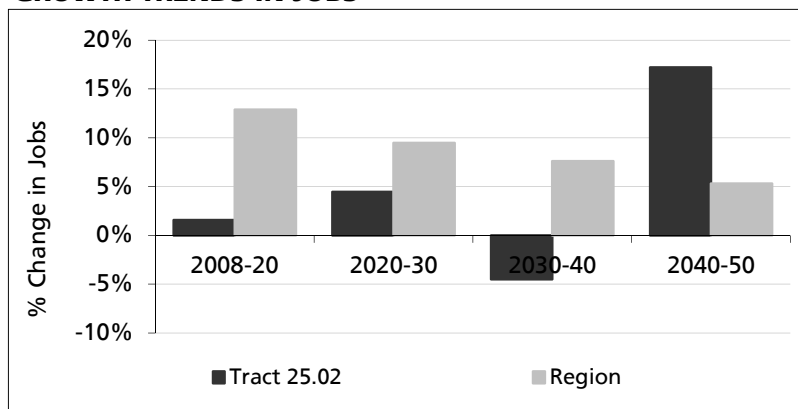
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	744	756	799	1,217	1,266	522	70%
Civilian Jobs	744	756	799	1,217	1,266	522	70%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	518	518	518	518	518	0	0%
Developed Acres	507	507	513	516	516	10	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	196	196	199	191	191	-5	-2%
Multiple Family	35	35	36	37	37	2	4%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	13	16	16	--
Industrial	19	19	20	21	21	2	13%
Commercial/Services	7	7	7	4	2	-6	-79%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	200	200	200	200	200	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	40	40	40	40	40	0	0%
Vacant Developable Acres	11	11	5	2	2	-10	-84%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	6	3	2	2	-4	-70%
Multiple Family	3	3	1	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	1	0	0	-2	-100%
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	20.6	20.8	21.3	29.0	31.0	10.4	50%
Residential Density⁴	8.7	8.7	8.7	8.3	9.7	0.9	11%

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).