

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 175.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,847	4,073	4,307	4,756	4,857	1,010	26%
Household Population	3,668	3,845	3,996	4,338	4,372	704	19%
Group Quarters Population	179	228	311	418	485	306	171%
Civilian	179	228	311	418	485	306	171%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,241	1,291	1,322	1,409	1,410	169	14%
Single Family	1,084	1,085	1,116	1,203	1,204	120	11%
Multiple Family	157	206	206	206	206	49	31%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,195	1,241	1,277	1,365	1,368	173	14%
Single Family	1,043	1,046	1,081	1,169	1,171	128	12%
Multiple Family	152	195	196	196	197	45	30%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.9%	3.4%	3.1%	3.0%	-0.7	-19%
Single Family	3.8%	3.6%	3.1%	2.8%	2.7%	-1.1	-29%
Multiple Family	3.2%	5.3%	4.9%	4.9%	4.4%	1.2	38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.07	3.10	3.13	3.18	3.20	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	75	64	56	49	43	-32	-43%
\$15,000-\$29,999	206	178	148	128	112	-94	-46%
\$30,000-\$44,999	234	218	194	177	161	-73	-31%
\$45,000-\$59,999	253	234	217	203	192	-61	-24%
\$60,000-\$74,999	132	120	117	113	109	-23	-17%
\$75,000-\$99,999	200	186	186	183	180	-20	-10%
\$100,000-\$124,999	61	68	70	70	70	9	15%
\$125,000-\$149,999	0	16	23	34	34	34	0%
\$150,000-\$199,999	34	117	180	234	234	200	588%
\$200,000 or more	0	40	86	174	233	233	0%
Total Households	1,195	1,241	1,277	1,365	1,368	173	14%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,891	\$55,288	\$63,013	\$76,708	\$84,306	\$34,415	69%

***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.

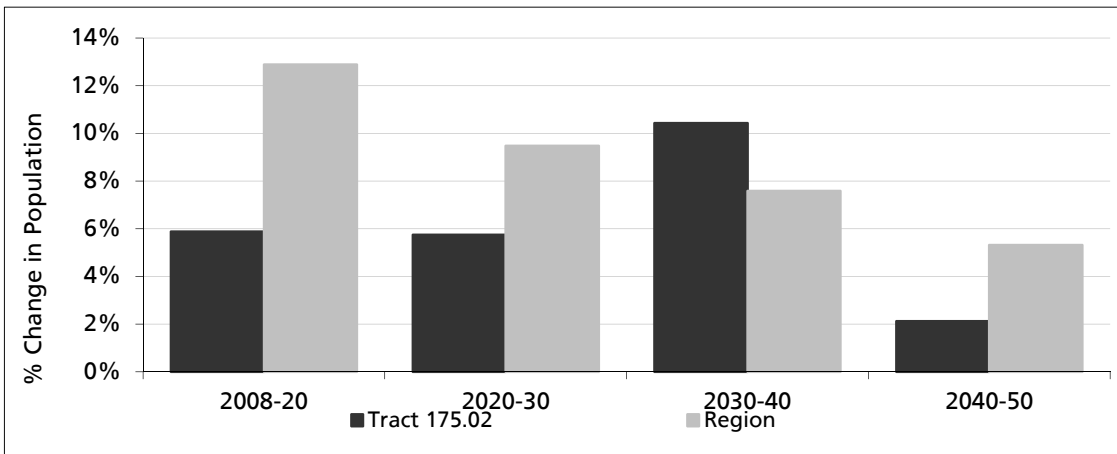
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,847	4,073	4,307	4,756	4,857	1,010	26%
Under 5	231	218	219	230	218	-13	-6%
5 to 9	237	265	261	277	268	31	13%
10 to 14	269	301	288	304	300	31	12%
15 to 17	142	134	135	140	141	-1	-1%
18 to 19	101	84	86	87	87	-14	-14%
20 to 24	249	224	258	256	253	4	2%
25 to 29	289	312	308	333	324	35	12%
30 to 34	335	326	295	364	350	15	4%
35 to 39	363	319	364	381	388	25	7%
40 to 44	311	288	304	292	342	31	10%
45 to 49	283	261	225	279	283	0	0%
50 to 54	280	279	266	293	274	-6	-2%
55 to 59	196	254	244	227	269	73	37%
60 to 61	65	92	89	82	97	32	49%
62 to 64	77	135	143	156	159	82	106%
65 to 69	70	126	165	181	167	97	139%
70 to 74	75	134	188	196	190	115	153%
75 to 79	66	84	140	168	153	87	132%
80 to 84	83	85	144	199	189	106	128%
85 and over	125	152	185	311	405	280	224%
Median Age	36.0	37.7	39.2	40.1	41.5	5.5	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,847	4,073	4,307	4,756	4,857	1,010	26%
Hispanic	1,816	2,022	2,190	2,459	2,537	721	40%
Non-Hispanic	2,031	2,051	2,117	2,297	2,320	289	14%
White	1,820	1,834	1,896	2,058	2,084	264	15%
Black	27	29	29	30	30	3	11%
American Indian	7	5	3	2	1	-6	-86%
Asian	80	86	92	103	105	25	31%
Hawaiian / Pacific Islander	4	4	2	2	1	-3	-75%
Other	0	0	0	1	0	0	0%
Two or More Races	93	93	95	101	99	6	6%

GROWTH TRENDS IN TOTAL POPULATION



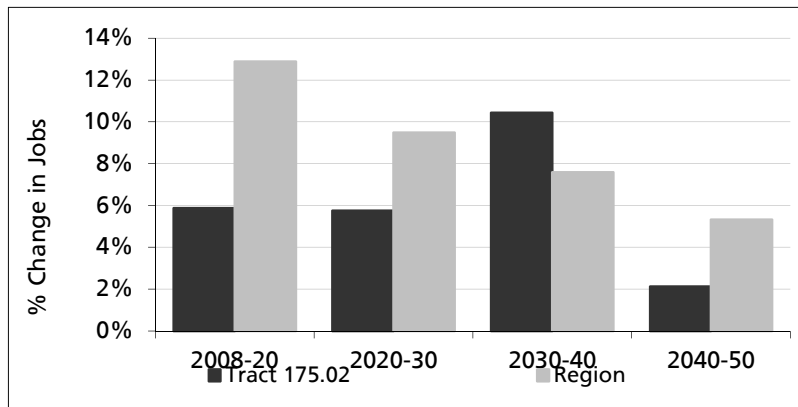
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,396	2,396	2,401	2,537	2,722	326	14%
Civilian Jobs	2,396	2,396	2,401	2,537	2,722	326	14%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	450	450	450	450	450	0	0%
Developed Acres	416	416	427	442	450	34	8%
Low Density Single Family	2	2	2	2	2	0	0%
Single Family	181	176	187	209	209	29	16%
Multiple Family	6	11	11	11	11	5	81%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	17	17	17	17	17	0	0%
Commercial/Services	42	42	42	44	52	10	23%
Office	21	21	21	21	21	0	0%
Schools	55	55	55	55	55	0	0%
Roads and Freeways	59	59	59	59	59	0	0%
Agricultural and Extractive ²	9	9	9	0	0	-9	-100%
Parks and Military Use	17	17	17	17	17	0	0%
Vacant Developable Acres	34	34	23	8	0	-34	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	25	14	0	0	-24	-99%
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	10	10	10	8	0	-10	-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	17.6	17.6	17.7	18.5	18.7	1.1	6%
Residential Density⁴	6.4	6.6	6.4	6.2	6.2	-0.2	-3%

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).