

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 116.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,531	3,468	3,504	3,554	3,603	72	2%
Household Population	3,388	3,309	3,320	3,341	3,375	-13	0%
Group Quarters Population	143	159	184	213	228	85	59%
Civilian	143	159	184	213	228	85	59%
Military	0	0	0	0	0	0	0%
Total Housing Units	994	994	994	999	1,018	24	2%
Single Family	421	421	421	426	445	24	6%
Multiple Family	478	478	478	478	478	0	0%
Mobile Homes	95	95	95	95	95	0	0%
Occupied Housing Units	964	941	944	949	967	3	0%
Single Family	402	387	389	394	413	11	3%
Multiple Family	472	463	463	463	462	-10	-2%
Mobile Homes	90	91	92	92	92	2	2%
Vacancy Rate	3.0%	5.3%	5.0%	5.0%	5.0%	2.0	67%
Single Family	4.5%	8.1%	7.6%	7.5%	7.2%	2.7	60%
Multiple Family	1.3%	3.1%	3.1%	3.1%	3.3%	2.0	154%
Mobile Homes	5.3%	4.2%	3.2%	3.2%	0.0%	-5.3	-100%
Persons per Household	3.51	3.52	3.52	3.52	3.49	-0.02	-1%

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	203	168	143	139	139	-64	-32%
\$15,000-\$29,999	286	275	265	265	266	-20	-7%
\$30,000-\$44,999	232	221	221	221	221	-11	-5%
\$45,000-\$59,999	98	89	89	89	91	-7	-7%
\$60,000-\$74,999	68	73	73	73	78	10	15%
\$75,000-\$99,999	50	82	103	108	111	61	122%
\$100,000-\$124,999	7	20	37	41	44	37	529%
\$125,000-\$149,999	13	13	13	13	14	1	8%
\$150,000-\$199,999	0	0	0	0	2	2	0%
\$200,000 or more	7	0	0	0	1	-6	-86%
Total Households	964	941	944	949	967	3	0%
Median Household Income							
Adjusted for inflation (\$1999)	\$29,633	\$31,867	\$34,344	\$34,785	\$35,328	\$5,695	19%

***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.

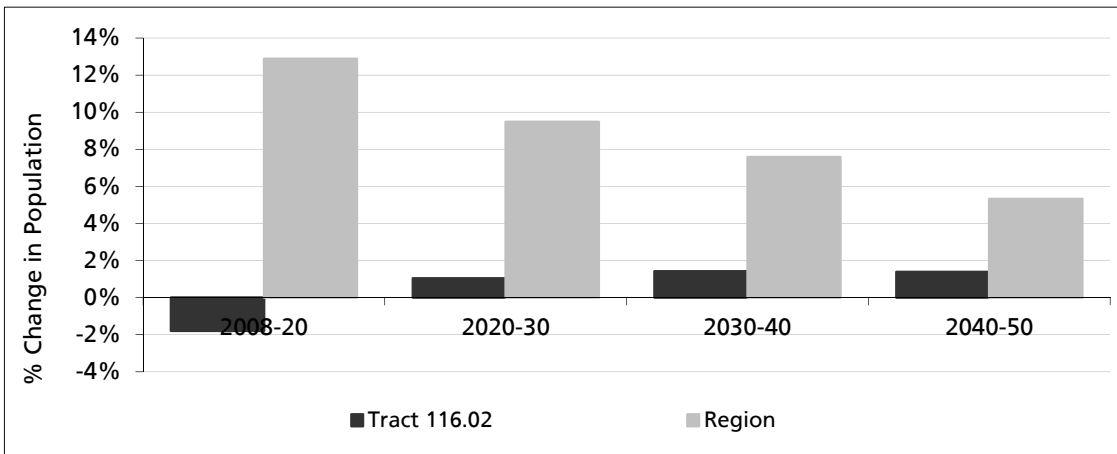
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,531	3,468	3,504	3,554	3,603	72	2%
Under 5	398	348	320	305	288	-110	-28%
5 to 9	344	378	347	335	314	-30	-9%
10 to 14	322	353	328	313	310	-12	-4%
15 to 17	215	191	191	175	182	-33	-15%
18 to 19	120	94	110	95	93	-27	-23%
20 to 24	338	257	330	304	292	-46	-14%
25 to 29	295	271	254	269	250	-45	-15%
30 to 34	362	299	228	285	270	-92	-25%
35 to 39	282	241	241	230	253	-29	-10%
40 to 44	166	178	170	143	189	23	14%
45 to 49	154	167	153	163	167	13	8%
50 to 54	146	174	194	191	173	27	18%
55 to 59	71	104	122	117	131	60	85%
60 to 61	25	30	37	36	39	14	56%
62 to 64	46	79	88	105	102	56	122%
65 to 69	89	129	162	188	182	93	104%
70 to 74	70	92	125	147	166	96	137%
75 to 79	30	31	48	77	100	70	233%
80 to 84	36	30	35	43	44	8	22%
85 and over	22	22	21	33	58	36	164%
Median Age	25.5	27.1	27.5	29.6	31.3	5.8	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,531	3,468	3,504	3,554	3,603	72	2%
Hispanic	2,732	2,875	3,057	3,166	3,252	520	19%
Non-Hispanic	799	593	447	388	351	-448	-56%
White	310	139	13	0	0	-310	-100%
Black	112	87	64	37	12	-100	-89%
American Indian	7	5	3	3	3	-4	-57%
Asian	315	307	305	284	271	-44	-14%
Hawaiian / Pacific Islander	5	5	5	5	5	0	0%
Other	0	1	1	1	1	1	--
Two or More Races	50	49	56	58	59	9	18%

GROWTH TRENDS IN TOTAL POPULATION



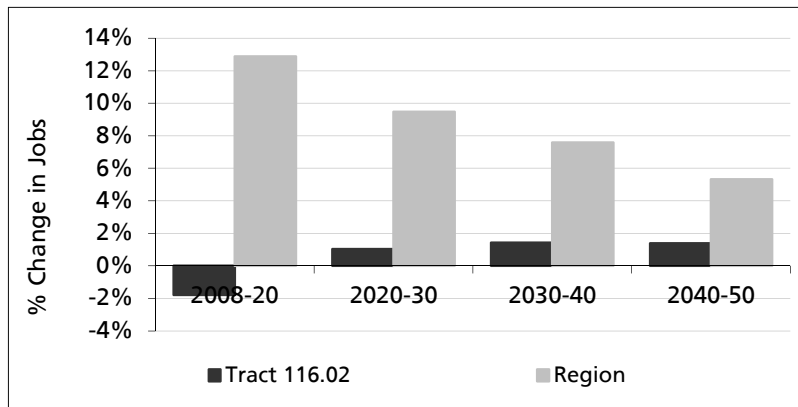
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,502	1,502	1,502	1,502	1,503	1	0%
Civilian Jobs	1,502	1,502	1,502	1,502	1,503	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	254	254	254	254	254	0	0%
Developed Acres	248	248	248	249	251	3	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	55	55	55	56	58	3	5%
Multiple Family	12	12	12	12	12	0	0%
Mobile Homes	3	3	3	3	3	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	25	25	25	25	25	0	0%
Commercial/Services	38	38	38	38	38	0	0%
Office	3	3	3	3	3	0	0%
Schools	36	36	36	36	36	0	0%
Roads and Freeways	66	66	66	66	66	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	8	0	0%
Vacant Developable Acres	5	5	5	5	2	-3	-53%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	3	2	0	-3	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	1	1	1	1	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	2	2	2	2	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	14.9	14.9	14.9	14.9	14.9	0.0	0%
Residential Density⁴	13.5	13.5	13.5	13.5	13.3	-0.2	-1%

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).