

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.23



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,615	3,849	3,887	3,959	4,011	396	11%
Household Population	3,615	3,849	3,887	3,959	4,011	396	11%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,230	1,258	1,262	1,262	1,269	39	3%
Single Family	892	920	923	923	923	31	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	338	338	339	339	346	8	2%
Occupied Housing Units	1,146	1,215	1,222	1,222	1,231	85	7%
Single Family	808	895	899	899	901	93	12%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	338	320	323	323	330	-8	-2%
Vacancy Rate	6.8%	3.4%	3.2%	3.2%	3.0%	-3.8	-56%
Single Family	9.4%	2.7%	2.6%	2.6%	2.4%	-7.0	-74%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	5.3%	4.7%	4.7%	0.0%	0.0	0%
Persons per Household	3.15	3.17	3.18	3.24	3.26	0.11	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	121	105	86	69	57	-64	-53%
\$15,000-\$29,999	95	88	83	75	68	-27	-28%
\$30,000-\$44,999	182	182	179	170	162	-20	-11%
\$45,000-\$59,999	192	201	200	191	183	-9	-5%
\$60,000-\$74,999	185	186	186	184	181	-4	-2%
\$75,000-\$99,999	159	173	177	180	180	21	13%
\$100,000-\$124,999	120	138	158	172	178	58	48%
\$125,000-\$149,999	27	54	59	75	102	75	278%
\$150,000-\$199,999	16	43	45	46	51	35	219%
\$200,000 or more	49	45	49	60	69	20	41%
Total Households	1,146	1,215	1,222	1,222	1,231	85	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,672	\$62,540	\$65,081	\$68,641	\$72,058	\$13,386	23%

***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.

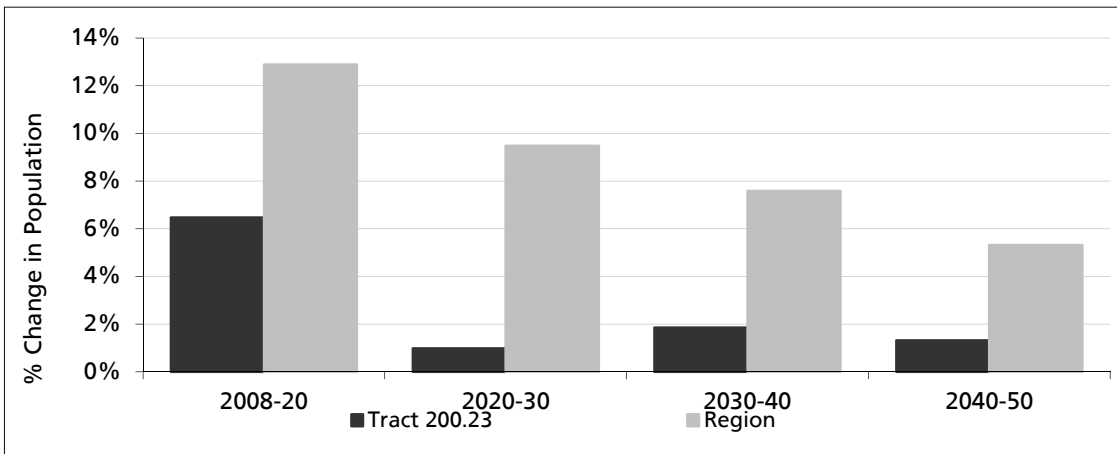
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,615	3,849	3,887	3,959	4,011	396	11%
Under 5	283	266	249	240	223	-60	-21%
5 to 9	176	194	173	173	168	-8	-5%
10 to 14	267	292	261	253	243	-24	-9%
15 to 17	157	146	135	132	134	-23	-15%
18 to 19	151	128	120	111	106	-45	-30%
20 to 24	317	285	315	296	291	-26	-8%
25 to 29	232	257	246	239	233	1	0%
30 to 34	171	170	146	169	161	-10	-6%
35 to 39	200	173	192	192	193	-7	-4%
40 to 44	222	205	207	189	210	-12	-5%
45 to 49	321	288	244	284	282	-39	-12%
50 to 54	288	282	259	270	249	-39	-14%
55 to 59	269	342	322	284	330	61	23%
60 to 61	108	155	159	155	177	69	64%
62 to 64	96	154	155	161	157	61	64%
65 to 69	127	221	273	261	246	119	94%
70 to 74	56	91	132	148	165	109	195%
75 to 79	72	91	152	191	194	122	169%
80 to 84	46	45	74	98	99	53	115%
85 and over	56	64	73	113	150	94	168%
Median Age	36.3	40.3	42.6	44.6	45.8	9.5	26%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,615	3,849	3,887	3,959	4,011	396	11%
Hispanic	1,422	1,739	1,908	2,128	2,323	901	63%
Non-Hispanic	2,193	2,110	1,979	1,831	1,688	-505	-23%
White	1,925	1,787	1,620	1,433	1,258	-667	-35%
Black	72	90	102	114	126	54	75%
American Indian	4	5	5	5	5	1	25%
Asian	83	99	109	120	130	47	57%
Hawaiian / Pacific Islander	23	35	41	48	52	29	126%
Other	1	1	1	1	1	0	0%
Two or More Races	85	93	101	110	116	31	36%

GROWTH TRENDS IN TOTAL POPULATION



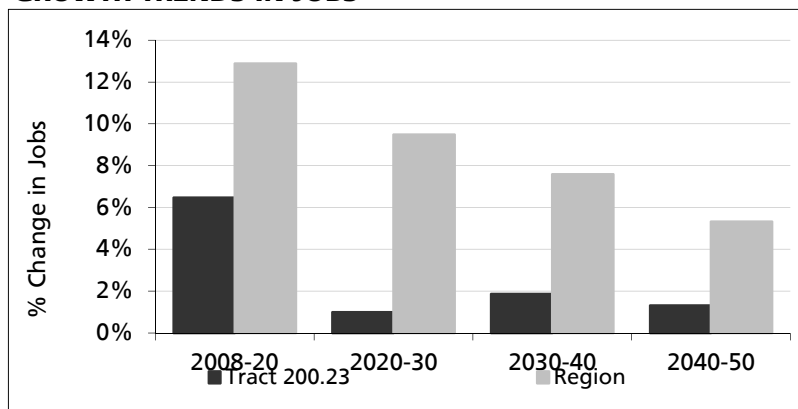
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	5,609	5,643	7,051	7,103	7,153	1,544	28%
Civilian Jobs	5,609	5,643	7,051	7,103	7,153	1,544	28%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	823	823	823	823	823	0	0%
Developed Acres	782	794	815	815	815	33	4%
Low Density Single Family	6	6	6	6	6	0	0%
Single Family	207	219	220	220	220	13	6%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	56	56	56	56	56	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	119	119	142	142	141	22	18%
Commercial/Services	69	69	82	82	82	13	19%
Office	21	21	21	21	23	1	7%
Schools	49	49	49	49	49	0	0%
Roads and Freeways	155	155	155	155	155	0	0%
Agricultural and Extractive ²	17	17	0	0	0	-17	-100%
Parks and Military Use	83	83	83	83	83	0	0%
Vacant Developable Acres	33	21	0	0	0	-33	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	12	0	0	0	0	-12	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	8	8	0	0	0	-8	-100%
Commercial/Services	13	13	0	0	0	-13	-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	8	8	8	8	8	0	0%
Employment Density³	21.7	21.9	24.0	24.1	24.3	2.6	12%
Residential Density⁴	4.6	4.5	4.5	4.5	4.5	-0.1	-2%

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).