

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 199.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,898	5,007	5,213	5,529	5,645	1,747	45%
Household Population	3,755	4,844	5,018	5,274	5,357	1,602	43%
Group Quarters Population	143	163	195	255	288	145	101%
Civilian	143	163	195	255	288	145	101%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,288	1,631	1,641	1,675	1,675	387	30%
Single Family	882	1,223	1,233	1,227	1,227	345	39%
Multiple Family	406	408	408	448	448	42	10%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,245	1,566	1,577	1,610	1,612	367	29%
Single Family	854	1,167	1,178	1,173	1,175	321	38%
Multiple Family	391	399	399	437	437	46	12%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	4.0%	3.9%	3.9%	3.8%	0.5	15%
Single Family	3.2%	4.6%	4.5%	4.4%	4.2%	1.0	31%
Multiple Family	3.7%	2.2%	2.2%	2.5%	2.5%	-1.2	-32%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.02	3.09	3.18	3.28	3.32	0.30	10%

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	105	92	86	77	66	-39	-37%
\$15,000-\$29,999	170	179	170	151	136	-34	-20%
\$30,000-\$44,999	203	198	189	178	165	-38	-19%
\$45,000-\$59,999	221	255	256	250	241	20	9%
\$60,000-\$74,999	195	230	231	233	228	33	17%
\$75,000-\$99,999	202	289	307	319	320	118	58%
\$100,000-\$124,999	82	156	162	167	168	86	105%
\$125,000-\$149,999	47	94	99	105	106	59	126%
\$150,000-\$199,999	16	53	54	89	114	98	613%
\$200,000 or more	4	20	23	41	68	64	1600%
Total Households	1,245	1,566	1,577	1,610	1,612	367	29%
Median Household Income							
Adjusted for inflation (\$1999)	\$54,808	\$63,848	\$65,682	\$69,592	\$73,026	\$18,218	33%

***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.

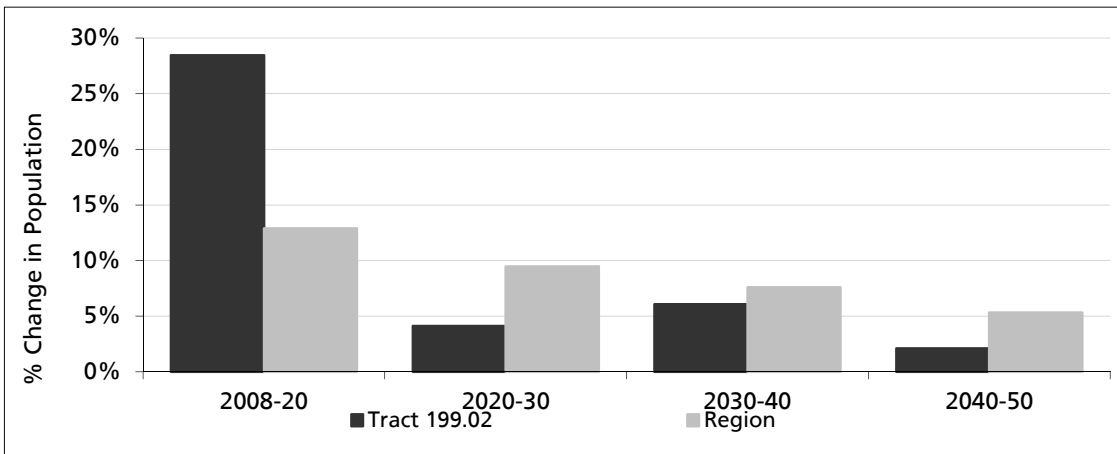
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,898	5,007	5,213	5,529	5,645	1,747	45%
Under 5	372	440	447	442	407	35	9%
5 to 9	298	427	418	436	418	120	40%
10 to 14	262	377	370	370	365	103	39%
15 to 17	163	200	206	199	200	37	23%
18 to 19	112	116	120	120	118	6	5%
20 to 24	236	259	315	309	296	60	25%
25 to 29	349	466	454	475	446	97	28%
30 to 34	329	387	351	418	390	61	19%
35 to 39	280	299	341	338	339	59	21%
40 to 44	293	355	370	335	395	102	35%
45 to 49	314	351	311	364	358	44	14%
50 to 54	238	283	267	272	249	11	5%
55 to 59	185	267	242	218	254	69	37%
60 to 61	67	116	122	118	136	69	103%
62 to 64	46	99	112	129	136	90	196%
65 to 69	85	171	205	222	224	139	164%
70 to 74	64	120	169	191	209	145	227%
75 to 79	75	103	168	229	249	174	232%
80 to 84	57	65	103	151	180	123	216%
85 and over	73	106	122	193	276	203	278%
Median Age	32.4	32.8	33.9	34.9	37.7	5.3	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,898	5,007	5,213	5,529	5,645	1,747	45%
Hispanic	1,899	2,885	3,318	3,706	3,939	2,040	107%
Non-Hispanic	1,999	2,122	1,895	1,823	1,706	-293	-15%
White	1,627	1,648	1,391	1,268	1,117	-510	-31%
Black	133	171	177	187	191	58	44%
American Indian	15	16	14	12	11	-4	-27%
Asian	113	153	170	197	220	107	95%
Hawaiian / Pacific Islander	2	2	2	2	2	0	0%
Other	11	13	13	14	14	3	27%
Two or More Races	98	119	128	143	151	53	54%

GROWTH TRENDS IN TOTAL POPULATION



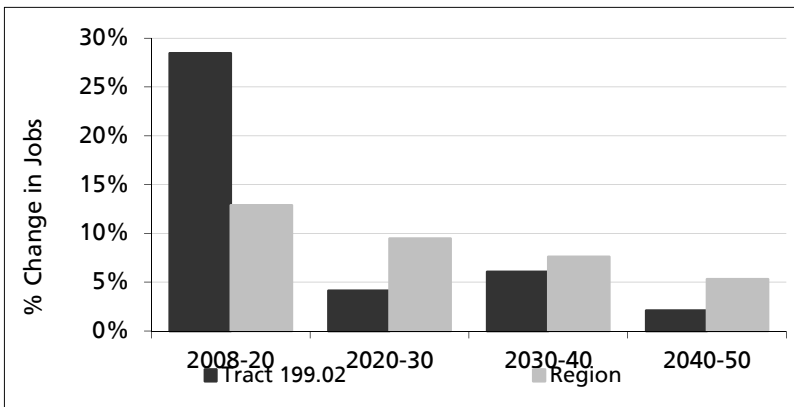
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,069	3,150	3,478	3,597	3,632	563	18%
Civilian Jobs	3,069	3,150	3,478	3,597	3,632	563	18%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	603	603	603	603	603	0	0%
Developed Acres	559	594	599	599	599	40	7%
Low Density Single Family	7	0	0	0	0	-7	-100%
Single Family	305	345	346	343	343	38	12%
Multiple Family	21	21	21	22	22	2	8%
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	12	12	12	13	12	0	-1%
Commercial/Services	100	102	107	109	111	10	10%
Office	0	0	0	0	0	0	0%
Schools	20	20	20	20	20	0	0%
Roads and Freeways	85	85	85	85	85	0	0%
Agricultural and Extractive ²	6	6	5	4	4	-2	-37%
Parks and Military Use	3	3	3	3	3	0	0%
Vacant Developable Acres	41	6	1	0	0	-40	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	35	2	0	0	0	-35	-99%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	5	4	0	0	0	-5	-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	4	4	4	4	4	0	0%
Employment Density³	23.3	23.6	25.1	25.4	25.6	2.3	10%
Residential Density⁴	3.9	4.5	4.5	4.6	4.6	0.7	19%

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).