

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 105.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,540	5,802	6,428	8,791	10,928	5,388	97%
Household Population	5,540	5,802	6,428	8,791	10,928	5,388	97%
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	2,003	1,975	2,147	2,882	3,597	1,594	80%
Single Family	1,070	1,096	1,176	1,195	1,196	126	12%
Multiple Family	809	755	881	1,685	2,398	1,589	196%
Mobile Homes	124	124	90	2	3	-121	-98%
Occupied Housing Units	1,811	1,888	2,067	2,795	3,488	1,677	93%
Single Family	936	1,059	1,142	1,161	1,162	226	24%
Multiple Family	767	716	844	1,634	2,326	1,559	203%
Mobile Homes	108	113	81	0	0	-108	-100%
Vacancy Rate	9.6%	4.4%	3.7%	3.0%	3.0%	-6.6	-69%
Single Family	12.5%	3.4%	2.9%	2.8%	2.8%	-9.7	-78%
Multiple Family	5.2%	5.2%	4.2%	3.0%	3.0%	-2.2	-42%
Mobile Homes	12.9%	8.9%	10.0%	100.0%	0.0%	-12.9	-100%
Persons per Household	3.06	3.07	3.11	3.15	3.13	0.07	2%

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	266	193	137	125	123	-143	-54%
\$15,000-\$29,999	550	451	375	337	330	-220	-40%
\$30,000-\$44,999	499	476	427	436	470	-29	-6%
\$45,000-\$59,999	261	290	339	445	547	286	110%
\$60,000-\$74,999	132	256	341	500	629	497	377%
\$75,000-\$99,999	68	136	225	468	665	597	878%
\$100,000-\$124,999	27	50	86	172	265	238	881%
\$125,000-\$149,999	0	21	82	154	215	215	0%
\$150,000-\$199,999	4	14	50	136	207	203	5075%
\$200,000 or more	4	1	5	22	37	33	825%
Total Households	1,811	1,888	2,067	2,795	3,488	1,677	93%
Median Household Income							
Adjusted for inflation (\$1999)	\$32,690	\$39,454	\$49,181	\$61,635	\$66,534	\$33,844	104%

***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.

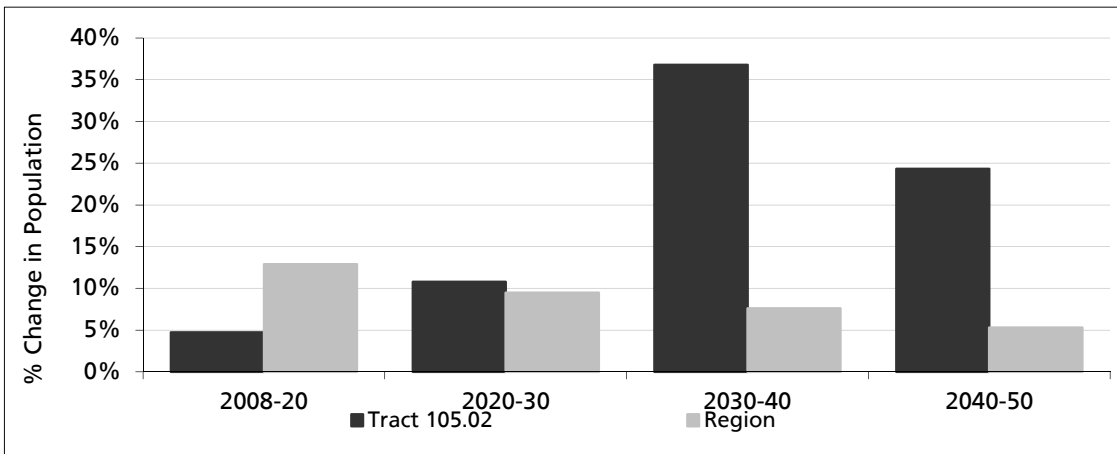
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,540	5,802	6,428	8,791	10,928	5,388	97%
Under 5	515	533	568	761	884	369	72%
5 to 9	492	575	586	776	922	430	87%
10 to 14	402	472	473	623	770	368	92%
15 to 17	300	301	328	421	536	236	79%
18 to 19	194	168	203	259	331	137	71%
20 to 24	397	364	492	641	780	383	96%
25 to 29	401	412	425	585	682	281	70%
30 to 34	498	442	412	657	771	273	55%
35 to 39	436	349	416	554	744	308	71%
40 to 44	383	341	372	441	683	300	78%
45 to 49	380	345	337	499	613	233	61%
50 to 54	299	316	357	490	543	244	82%
55 to 59	217	281	303	369	496	279	129%
60 to 61	66	90	87	106	141	75	114%
62 to 64	89	144	149	206	245	156	175%
65 to 69	122	201	248	312	339	217	178%
70 to 74	81	133	179	226	259	178	220%
75 to 79	85	111	194	305	359	274	322%
80 to 84	70	70	121	207	245	175	250%
85 and over	113	154	178	353	585	472	418%
Median Age	30.7	30.9	31.7	32.5	33.6	2.9	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,540	5,802	6,428	8,791	10,928	5,388	97%
Hispanic	3,012	3,503	4,131	6,109	8,202	5,190	172%
Non-Hispanic	2,528	2,299	2,297	2,682	2,726	198	8%
White	1,685	1,418	1,319	1,363	1,096	-589	-35%
Black	200	197	226	308	386	186	93%
American Indian	13	8	4	2	2	-11	-85%
Asian	389	425	475	645	802	413	106%
Hawaiian / Pacific Islander	41	33	26	24	18	-23	-56%
Other	8	3	2	2	2	-6	-75%
Two or More Races	192	215	245	338	420	228	119%

GROWTH TRENDS IN TOTAL POPULATION



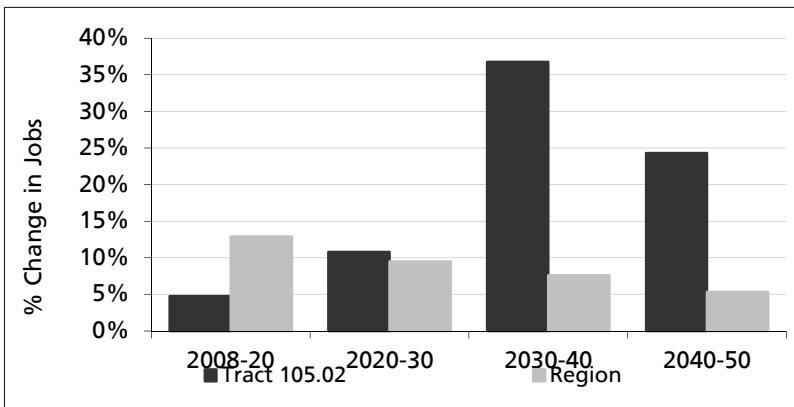
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,590	1,872	2,561	2,866	2,866	1,276	80%
Civilian Jobs	1,590	1,872	2,561	2,866	2,866	1,276	80%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	283	283	283	283	283	0	0%
Developed Acres	278	279	282	282	282	4	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	90	86	85	85	85	-5	-5%
Multiple Family	20	19	9	9	9	-12	-57%
Mobile Homes	10	10	7	0	0	-10	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	8	31	43	43	43	--
Industrial	7	6	4	4	4	-3	-49%
Commercial/Services	35	34	30	24	24	-10	-29%
Office	0	0	0	0	0	0	0%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	85	85	85	85	85	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	26	26	26	26	26	0	0%
Vacant Developable Acres	4	3	1	0	0	-4	-92%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	1	0	0	-3	-89%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	1	0	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-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	33.2	37.0	46.6	51.2	51.2	18.0	54%
Residential Density⁴	16.7	16.7	18.5	24.9	31.1	14.4	86%

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).