

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 92.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,629	6,720	6,828	6,969	7,073	2,444	53%
Household Population	4,629	6,720	6,828	6,969	7,073	2,444	53%
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	1,542	2,286	2,297	2,297	2,304	762	49%
Single Family	602	604	604	604	604	2	0%
Multiple Family	940	1,682	1,693	1,693	1,700	760	81%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,406	2,214	2,233	2,234	2,242	836	59%
Single Family	536	585	589	589	590	54	10%
Multiple Family	870	1,629	1,644	1,645	1,652	782	90%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.8%	3.1%	2.8%	2.7%	2.7%	-6.1	-69%
Single Family	11.0%	3.1%	2.5%	2.5%	2.3%	-8.7	-79%
Multiple Family	7.4%	3.2%	2.9%	2.8%	2.8%	-4.6	-62%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.29	3.04	3.06	3.12	3.15	-0.14	-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	163	170	123	95	80	-83	-51%
\$15,000-\$29,999	308	349	273	226	207	-101	-33%
\$30,000-\$44,999	273	354	317	283	268	-5	-2%
\$45,000-\$59,999	262	435	411	380	361	99	38%
\$60,000-\$74,999	152	221	226	224	218	66	43%
\$75,000-\$99,999	138	305	341	351	354	216	157%
\$100,000-\$124,999	54	172	217	241	253	199	369%
\$125,000-\$149,999	36	125	168	200	218	182	506%
\$150,000-\$199,999	17	62	123	179	214	197	1159%
\$200,000 or more	3	21	34	55	69	66	2200%
Total Households	1,406	2,214	2,233	2,234	2,242	836	59%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,747	\$53,069	\$59,726	\$68,906	\$74,106	\$31,359	73%

***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.

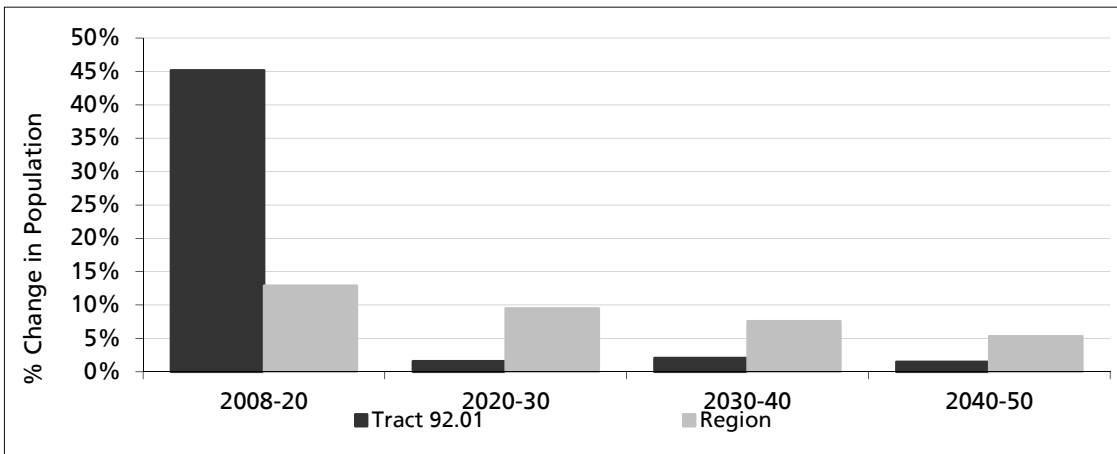
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,629	6,720	6,828	6,969	7,073	2,444	53%
Under 5	788	1,176	1,199	1,232	1,254	466	59%
5 to 9	508	717	726	742	757	249	49%
10 to 14	286	443	446	450	452	166	58%
15 to 17	121	180	181	183	185	64	53%
18 to 19	90	94	94	94	94	4	4%
20 to 24	625	921	941	968	987	362	58%
25 to 29	548	789	806	823	836	288	53%
30 to 34	319	444	449	456	462	143	45%
35 to 39	285	481	492	509	521	236	83%
40 to 44	233	301	308	316	322	89	38%
45 to 49	144	210	212	212	212	68	47%
50 to 54	117	187	191	195	198	81	69%
55 to 59	105	117	117	117	117	12	11%
60 to 61	35	53	53	53	53	18	51%
62 to 64	61	74	74	74	74	13	21%
65 to 69	86	101	104	106	107	21	24%
70 to 74	94	169	170	170	170	76	81%
75 to 79	104	161	161	162	163	59	57%
80 to 84	52	73	75	78	78	26	50%
85 and over	28	29	29	29	31	3	11%
Median Age	24.2	24.1	24.1	24.0	24.0	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,629	6,720	6,828	6,969	7,073	2,444	53%
Hispanic	799	1,159	1,171	1,187	1,197	398	50%
Non-Hispanic	3,830	5,561	5,657	5,782	5,876	2,046	53%
White	2,089	3,043	3,086	3,145	3,187	1,098	53%
Black	819	1,201	1,223	1,253	1,276	457	56%
American Indian	86	110	116	121	126	40	47%
Asian	480	701	713	729	743	263	55%
Hawaiian / Pacific Islander	74	101	103	105	107	33	45%
Other	18	33	33	33	33	15	83%
Two or More Races	264	372	383	396	404	140	53%

GROWTH TRENDS IN TOTAL POPULATION



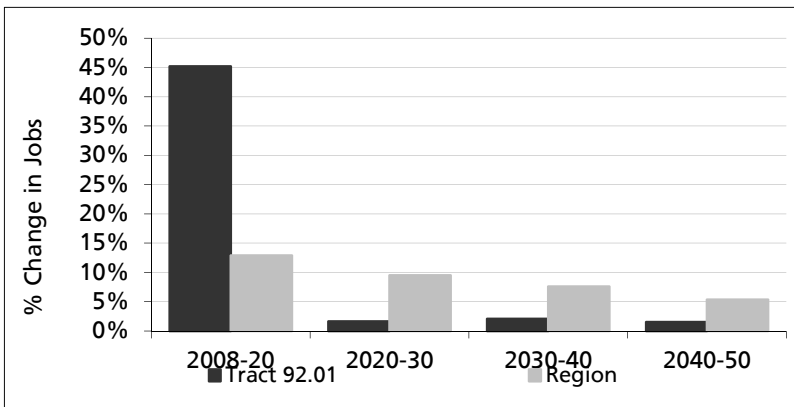
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,520	3,274	3,949	3,949	3,951	1,431	57%
Civilian Jobs	2,520	3,274	3,949	3,949	3,951	1,431	57%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	395	395	395	395	395	0	0%
Developed Acres	388	395	395	395	395	8	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	110	110	110	110	110	0	0%
Multiple Family	51	51	51	51	51	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	14	14	14	14	14	--
Industrial	31	15	3	3	3	-28	-90%
Commercial/Services	5	5	5	5	5	0	7%
Office	13	22	34	34	34	21	168%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	96	96	96	96	96	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	64	64	64	64	64	0	0%
Vacant Developable Acres	8	0	0	0	0	-8	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	6	0	0	0	0	-6	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	1	0	0	0	0	-1	-100%
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	37.6	48.7	58.4	58.4	58.4	20.8	55%
Residential Density⁴	9.6	13.6	13.6	13.6	13.7	4.1	43%

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).