

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 91.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,295	5,574	6,812	6,989	6,996	1,701	32%
Household Population	5,295	5,574	6,812	6,989	6,996	1,701	32%
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	2,392	2,462	2,990	3,060	3,060	668	28%
Single Family	1,989	2,059	1,750	1,767	1,767	-222	-11%
Multiple Family	403	403	1,240	1,293	1,293	890	221%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,277	2,365	2,884	2,957	2,963	686	30%
Single Family	1,886	1,983	1,686	1,707	1,711	-175	-9%
Multiple Family	391	382	1,198	1,250	1,252	861	220%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.8%	3.9%	3.5%	3.4%	3.2%	-1.6	-33%
Single Family	5.2%	3.7%	3.7%	3.4%	3.2%	-2.0	-38%
Multiple Family	3.0%	5.2%	3.4%	3.3%	3.2%	0.2	7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.33	2.36	2.36	2.36	2.36	0.03	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	162	134	117	103	86	-76	-47%
\$15,000-\$29,999	299	242	221	198	179	-120	-40%
\$30,000-\$44,999	392	363	348	318	290	-102	-26%
\$45,000-\$59,999	301	294	303	293	274	-27	-9%
\$60,000-\$74,999	289	262	315	318	314	25	9%
\$75,000-\$99,999	302	376	499	520	523	221	73%
\$100,000-\$124,999	243	362	531	596	637	394	162%
\$125,000-\$149,999	103	132	187	208	233	130	126%
\$150,000-\$199,999	115	144	234	253	261	146	127%
\$200,000 or more	71	56	129	150	166	95	134%
Total Households	2,277	2,365	2,884	2,957	2,963	686	30%
Median Household Income							
Adjusted for inflation (\$1999)	\$59,228	\$68,559	\$81,914	\$86,947	\$91,181	\$31,953	54%

***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.

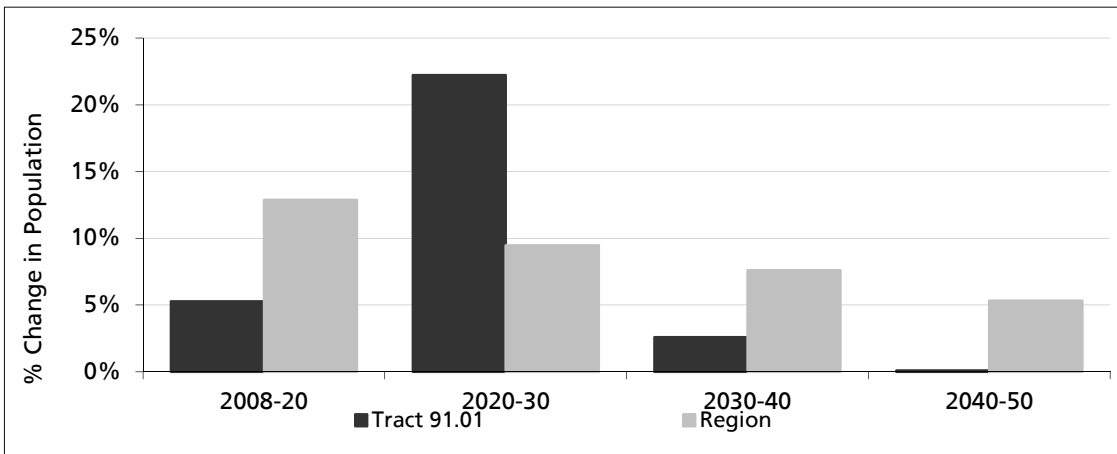
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,295	5,574	6,812	6,989	6,996	1,701	32%
Under 5	288	278	326	309	300	12	4%
5 to 9	234	235	273	267	259	25	11%
10 to 14	259	264	288	291	286	27	10%
15 to 17	134	134	146	147	146	12	9%
18 to 19	74	67	76	72	72	-2	-3%
20 to 24	203	193	245	235	237	34	17%
25 to 29	188	228	255	239	243	55	29%
30 to 34	277	276	294	295	278	1	0%
35 to 39	381	294	402	389	363	-18	-5%
40 to 44	423	336	422	394	420	-3	-1%
45 to 49	503	402	387	467	477	-26	-5%
50 to 54	480	425	431	470	450	-30	-6%
55 to 59	386	444	437	373	455	69	18%
60 to 61	139	176	168	133	164	25	18%
62 to 64	190	297	304	285	296	106	56%
65 to 69	266	466	606	543	485	219	82%
70 to 74	218	370	552	504	462	244	112%
75 to 79	224	264	488	565	522	298	133%
80 to 84	239	222	439	570	521	282	118%
85 and over	189	203	273	441	560	371	196%
Median Age	46.9	50.9	53.4	54.1	54.6	7.7	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,295	5,574	6,812	6,989	6,996	1,701	32%
Hispanic	677	941	1,336	1,597	1,831	1,154	170%
Non-Hispanic	4,618	4,633	5,476	5,392	5,165	547	12%
White	4,034	3,941	4,573	4,401	4,113	79	2%
Black	71	81	111	123	135	64	90%
American Indian	28	32	37	36	32	4	14%
Asian	309	380	491	540	577	268	87%
Hawaiian / Pacific Islander	19	23	28	29	29	10	53%
Other	9	11	13	14	14	5	56%
Two or More Races	148	165	223	249	265	117	79%

GROWTH TRENDS IN TOTAL POPULATION



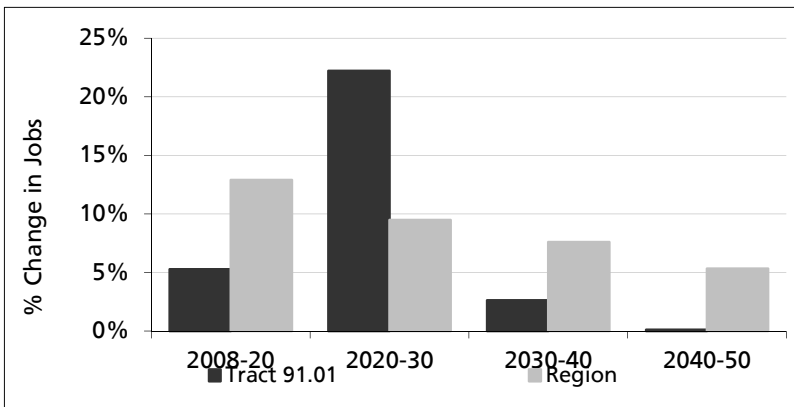
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	990	992	1,227	1,245	1,245	255	26%
Civilian Jobs	990	992	1,227	1,245	1,245	255	26%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	694	694	694	694	694	0	0%
Developed Acres	681	689	690	693	693	12	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	368	375	344	344	344	-24	-7%
Multiple Family	21	21	53	53	53	32	152%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	11	11	11	11	--
Industrial	2	3	3	4	4	2	106%
Commercial/Services	17	17	10	11	11	-6	-37%
Office	4	4	1	1	1	-3	-69%
Schools	50	50	50	50	50	0	0%
Roads and Freeways	192	192	192	192	192	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	13	5	3	1	1	-12	-93%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	0	0	0	0	-8	-97%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	3	2	0	0	-4	-100%
Commercial/Services	1	1	1	0	0	-1	-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	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	13.5	13.4	17.6	17.3	17.3	3.8	28%
Residential Density⁴	6.2	6.2	7.4	7.6	7.6	1.5	24%

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).