

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 81.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,853	4,166	4,889	5,865	6,211	2,358	61%
Household Population	3,770	4,050	4,719	5,634	5,927	2,157	57%
Group Quarters Population	83	116	170	231	284	201	242%
Civilian	83	116	170	231	284	201	242%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,281	2,281	2,703	3,144	3,286	1,005	44%
Single Family	1,678	1,678	1,145	666	560	-1,118	-67%
Multiple Family	603	603	1,558	2,478	2,726	2,123	352%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,989	2,056	2,346	2,786	2,939	950	48%
Single Family	1,442	1,569	1,053	577	481	-961	-67%
Multiple Family	547	487	1,293	2,209	2,458	1,911	349%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	12.8%	9.9%	13.2%	11.4%	10.6%	-2.2	-17%
Single Family	14.1%	6.5%	8.0%	13.4%	14.1%	0.0	0%
Multiple Family	9.3%	19.2%	17.0%	10.9%	9.8%	0.5	5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.90	1.97	2.01	2.02	2.02	0.12	6%

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	237	218	212	202	193	-44	-19%
\$15,000-\$29,999	277	271	269	260	254	-23	-8%
\$30,000-\$44,999	246	243	242	238	234	-12	-5%
\$45,000-\$59,999	246	218	234	246	244	-2	-1%
\$60,000-\$74,999	179	156	158	162	162	-17	-9%
\$75,000-\$99,999	264	260	264	269	272	8	3%
\$100,000-\$124,999	182	176	198	228	233	51	28%
\$125,000-\$149,999	42	67	90	116	123	81	193%
\$150,000-\$199,999	139	178	214	271	292	153	110%
\$200,000 or more	177	269	465	794	932	755	427%
Total Households	1,989	2,056	2,346	2,786	2,939	950	48%
Median Household Income							
Adjusted for inflation (\$1999)	\$59,299	\$67,500	\$80,492	\$101,754	\$111,856	\$52,557	89%

***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.

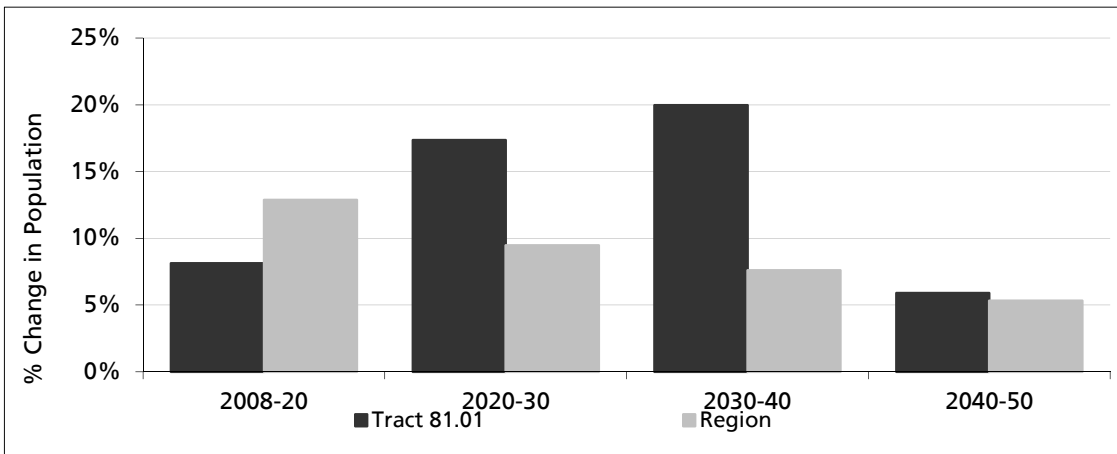
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,853	4,166	4,889	5,865	6,211	2,358	61%
Under 5	177	171	197	224	235	58	33%
5 to 9	143	136	162	193	202	59	41%
10 to 14	146	155	171	214	226	80	55%
15 to 17	79	76	80	105	111	32	41%
18 to 19	29	25	24	30	30	1	3%
20 to 24	121	126	149	167	187	66	55%
25 to 29	114	142	161	181	205	91	80%
30 to 34	324	337	358	424	415	91	28%
35 to 39	558	424	585	694	655	97	17%
40 to 44	430	372	461	530	589	159	37%
45 to 49	344	294	272	402	443	99	29%
50 to 54	278	261	246	326	340	62	22%
55 to 59	258	312	279	273	383	125	48%
60 to 61	110	147	142	135	190	80	73%
62 to 64	146	249	248	266	297	151	103%
65 to 69	206	390	483	486	453	247	120%
70 to 74	110	216	310	320	294	184	167%
75 to 79	98	136	248	349	335	237	242%
80 to 84	87	87	174	273	258	171	197%
85 and over	95	110	139	273	363	268	282%
Median Age	42.7	47.0	46.8	47.1	47.8	5.1	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,853	4,166	4,889	5,865	6,211	2,358	61%
Hispanic	329	393	482	601	654	325	99%
Non-Hispanic	3,524	3,773	4,407	5,264	5,557	2,033	58%
White	3,161	3,352	3,881	4,595	4,811	1,650	52%
Black	62	72	88	109	121	59	95%
American Indian	14	16	18	20	19	5	36%
Asian	124	160	213	285	331	207	167%
Hawaiian / Pacific Islander	19	25	32	39	42	23	121%
Other	29	21	19	21	21	-8	-28%
Two or More Races	115	127	156	195	212	97	84%

GROWTH TRENDS IN TOTAL POPULATION



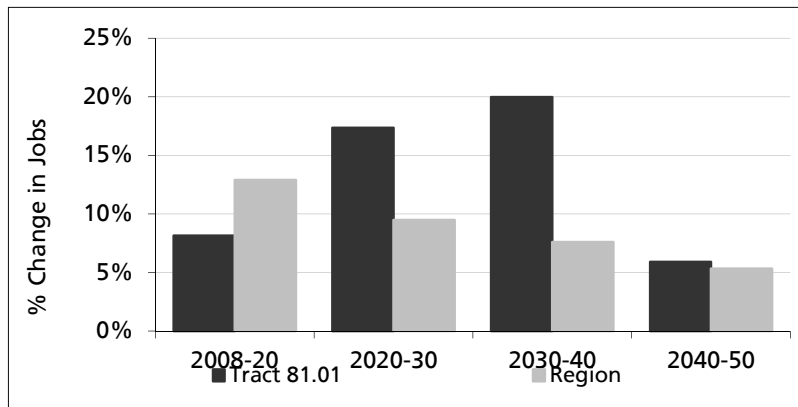
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,774	1,774	1,775	1,865	1,914	140	8%
Civilian Jobs	1,774	1,774	1,775	1,865	1,914	140	8%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	287	287	287	287	287	0	0%
Developed Acres	286	286	286	287	287	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	141	141	96	57	50	-90	-64%
Multiple Family	17	17	61	101	108	91	543%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	1	0	0	-2	-100%
Mixed Use	0	0	8	16	16	16	--
Industrial	1	1	0	0	0	-1	-100%
Commercial/Services	16	16	10	3	3	-13	-82%
Office	0	0	0	0	0	0	-100%
Schools	17	17	17	17	17	0	0%
Roads and Freeways	81	81	81	81	81	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	11	0	0%
Vacant Developable Acres	1	1	1	1	0	-1	-63%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-75%
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	51.9	51.9	56.9	66.9	68.6	16.8	32%
Residential Density⁴	14.3	14.3	16.7	18.9	19.7	5.4	38%

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).