

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 87.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,539	3,688	3,710	3,828	3,917	378	11%
Household Population	3,384	3,518	3,511	3,588	3,650	266	8%
Group Quarters Population	155	170	199	240	267	112	72%
Civilian	155	170	199	240	267	112	72%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,270	1,270	1,270	1,323	1,348	78	6%
Single Family	614	614	614	614	614	0	0%
Multiple Family	656	656	656	709	734	78	12%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,199	1,206	1,200	1,255	1,273	74	6%
Single Family	588	578	576	578	578	-10	-2%
Multiple Family	611	628	624	677	695	84	14%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.6%	5.0%	5.5%	5.1%	5.6%	0.0	0%
Single Family	4.2%	5.9%	6.2%	5.9%	5.9%	1.7	40%
Multiple Family	6.9%	4.3%	4.9%	4.5%	5.3%	-1.6	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.82	2.92	2.93	2.86	2.87	0.05	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	178	157	152	143	131	-47	-26%
\$15,000-\$29,999	248	240	237	224	203	-45	-18%
\$30,000-\$44,999	272	269	269	263	247	-25	-9%
\$45,000-\$59,999	217	206	204	203	201	-16	-7%
\$60,000-\$74,999	141	143	139	144	145	4	3%
\$75,000-\$99,999	98	107	107	117	120	22	22%
\$100,000-\$124,999	36	60	65	83	90	54	150%
\$125,000-\$149,999	4	18	21	39	49	45	1125%
\$150,000-\$199,999	5	6	6	27	68	63	1260%
\$200,000 or more	0	0	0	12	19	19	0%
Total Households	1,199	1,206	1,200	1,255	1,273	74	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$39,568	\$41,487	\$41,766	\$44,857	\$49,142	\$9,574	24%

***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.

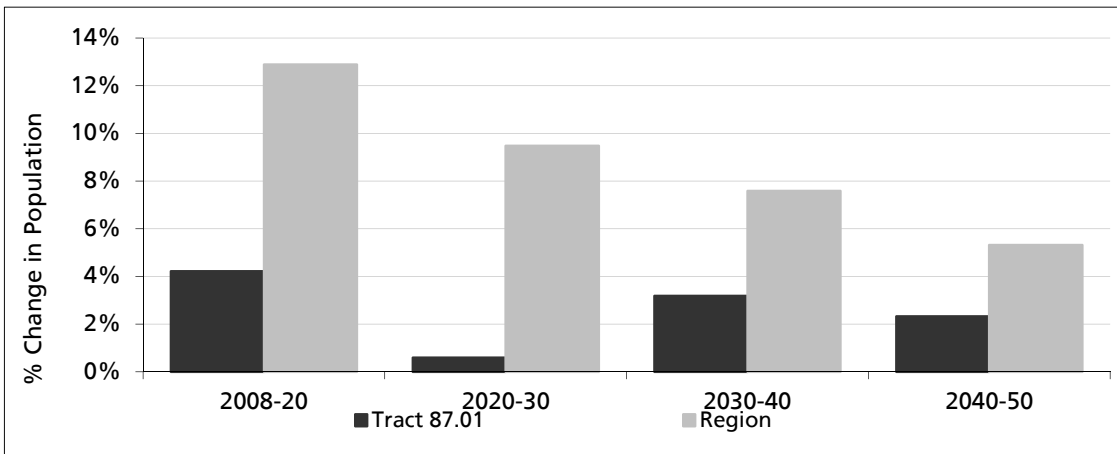
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,539	3,688	3,710	3,828	3,917	378	11%
Under 5	336	348	350	359	368	32	10%
5 to 9	445	459	460	477	486	41	9%
10 to 14	316	330	333	342	350	34	11%
15 to 17	107	109	109	112	113	6	6%
18 to 19	71	76	77	79	84	13	18%
20 to 24	245	263	266	277	286	41	17%
25 to 29	316	331	332	350	359	43	14%
30 to 34	509	535	539	554	570	61	12%
35 to 39	453	474	479	488	497	44	10%
40 to 44	216	222	222	231	239	23	11%
45 to 49	110	110	110	111	111	1	1%
50 to 54	107	110	110	113	114	7	7%
55 to 59	46	48	48	47	47	1	2%
60 to 61	29	29	29	30	30	1	3%
62 to 64	26	26	26	25	25	-1	-4%
65 to 69	50	52	53	53	55	5	10%
70 to 74	44	44	44	48	48	4	9%
75 to 79	27	30	30	30	30	3	11%
80 to 84	27	28	28	32	34	7	26%
85 and over	59	64	65	70	71	12	20%
Median Age	28.9	28.9	28.9	28.8	28.8	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,539	3,688	3,710	3,828	3,917	378	11%
Hispanic	419	429	430	442	448	29	7%
Non-Hispanic	3,120	3,259	3,280	3,386	3,469	349	11%
White	1,859	1,931	1,941	2,002	2,041	182	10%
Black	506	531	535	551	569	63	12%
American Indian	18	21	21	21	21	3	17%
Asian	528	554	558	581	599	71	13%
Hawaiian / Pacific Islander	21	21	21	21	21	0	0%
Other	18	20	20	22	23	5	28%
Two or More Races	170	181	184	188	195	25	15%

GROWTH TRENDS IN TOTAL POPULATION



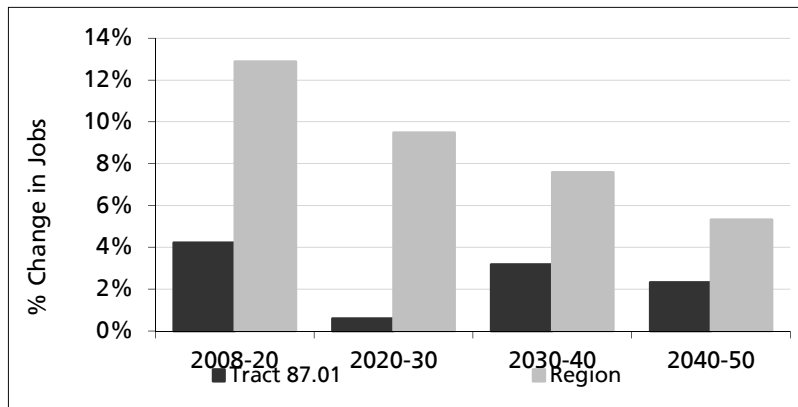
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	936	936	936	936	967	31	3%
Civilian Jobs	936	936	936	936	967	31	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	404	404	404	404	404	0	0%
Developed Acres	404	404	404	404	404	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	144	144	144	144	144	0	0%
Multiple Family	25	25	25	25	25	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	1	1	--
Industrial	1	1	1	1	1	0	0%
Commercial/Services	15	15	15	15	16	0	2%
Office	4	4	4	4	3	-1	-29%
Schools	43	43	43	43	43	0	0%
Roads and Freeways	45	45	45	45	45	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	123	123	123	123	123	0	0%
Vacant Developable Acres	0	0	0	0	0	0	-90%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
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	-90%
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	14.7	14.7	14.7	14.7	15.2	0.6	4%
Residential Density⁴	7.4	7.4	7.4	7.7	7.8	0.4	6%

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).