2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 124.01

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**3,276**	**3,322**	**3,418**	***3,594***	***4,134***	**858**	**26%**
Household Population	3,137	3,161	3,213	*3,327*	*3,827*	690	22%
Group Quarters Population	139	161	205	*267*	*307*	168	121%
Civilian	139	161	205	*267*	*307*	168	121%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,357**	**1,298**	**1,301**	***1,323***	***1,490***	**133**	**10%**
Single Family	334	337	351	*403*	*441*	107	32%
Multiple Family	857	857	857	*857*	*1,004*	147	17%
Mobile Homes	166	104	93	*63*	*45*	-121	-73%
Occupied Housing Units	**1,232**	**1,229**	**1,242**	***1,267***	***1,427***	**195**	**16%**
Single Family	292	307	324	*379*	*415*	123	42%
Multiple Family	778	823	829	*829*	*970*	192	25%
Mobile Homes	162	99	89	*59*	*42*	-120	-74%
Vacancy Rate	**9.2%**	**5.3%**	**4.5%**	***4.2%***	***4.2%***	**-5.0**	**-54%**
Single Family	12.6%	8.9%	7.7%	*6.0%*	*5.9%*	-6.7	-53%
Multiple Family	9.2%	4.0%	3.3%	*3.3%*	*3.4%*	-5.8	-63%
Mobile Homes	2.4%	4.8%	4.3%	*6.3%*	*0.0%*	-2.4	-100%
Persons per Household	**2.55**	**2.57**	**2.59**	***2.63***	***2.68***	**0.13**	**5%**

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	200	155	126	*104*	*98*	-102	-51%
$15,000-$29,999	325	277	244	*219*	*221*	-104	-32%
$30,000-$44,999	335	292	277	*264*	*263*	-72	-21%
$45,000-$59,999	157	162	159	*159*	*175*	18	11%
$60,000-$74,999	82	120	129	*132*	*142*	60	73%
$75,000-$99,999	76	122	146	*156*	*199*	123	162%
$100,000-$124,999	31	61	96	*121*	*157*	126	406%
$125,000-$149,999	8	26	46	*86*	*114*	106	1325%
$150,000-$199,999	6	10	14	*18*	*28*	22	367%
$200,000 or more	12	4	5	*8*	*30*	18	150%
Total Households	1,232	1,229	1,242	*1,267*	*1,427*	195	16%
Median Household Income							
Adjusted for inflation ($1999)	$34,075	$39,375	$43,592	*$49,387*	*$56,271*	$22,196	65%

*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.

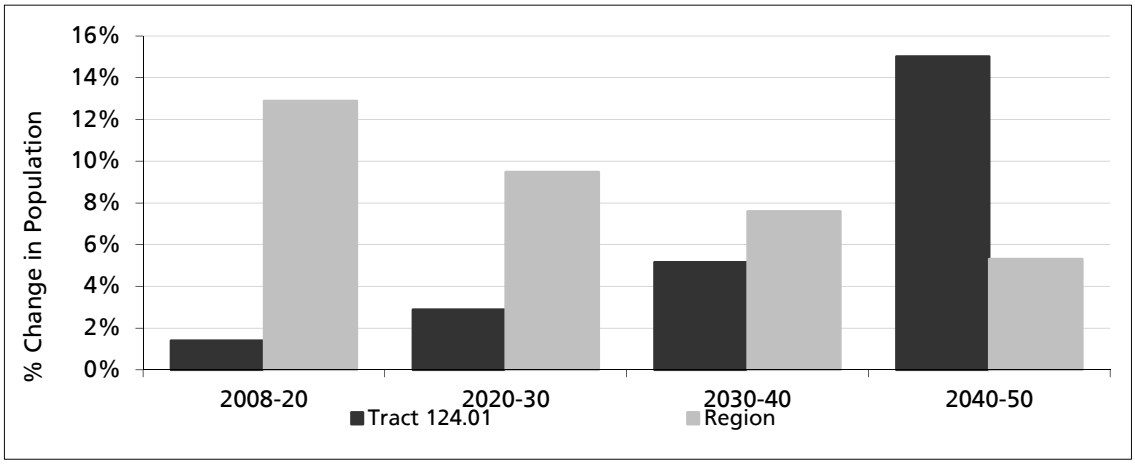
POPULATION BY AGE

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**3,276**	**3,322**	**3,418**	***3,594***	***4,134***	**858**	**26%**
Under 5	341	307	295	*297*	*315*	-26	-8%
5 to 9	266	291	283	*274*	*297*	31	12%
10 to 14	284	296	276	*277*	*311*	27	10%
15 to 17	188	167	168	*163*	*184*	-4	-2%
18 to 19	102	80	84	*86*	*95*	-7	-7%
20 to 24	260	231	270	*263*	*297*	37	14%
25 to 29	304	309	296	*318*	*343*	39	13%
30 to 34	321	298	250	*307*	*327*	6	2%
35 to 39	265	227	248	*249*	*292*	27	10%
40 to 44	152	143	136	*129*	*177*	25	16%
45 to 49	143	126	107	*136*	*170*	27	19%
50 to 54	154	172	178	*189*	*204*	50	32%
55 to 59	143	190	194	*181*	*239*	96	67%
60 to 61	46	62	66	*69*	*93*	47	102%
62 to 64	63	95	104	*104*	*122*	59	94%
65 to 69	100	164	212	*219*	*230*	130	130%
70 to 74	43	63	92	*104*	*131*	88	205%
75 to 79	21	24	53	*64*	*72*	51	243%
80 to 84	45	38	62	*90*	*110*	65	144%
85 and over	35	39	44	*75*	*125*	90	257%
Median Age	28.2	29.7	30.7	*31.9*	*33.4*	5.2	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**3,276**	**3,322**	**3,418**	***3,594***	***4,134***	**858**	**26%**
Hispanic	1,925	2,060	2,183	*2,360*	*2,769*	844	44%
Non-Hispanic	1,351	1,262	1,235	*1,234*	*1,365*	14	1%
White	754	676	643	*626*	*686*	-68	-9%
Black	230	228	228	*226*	*243*	13	6%
American Indian	15	11	9	*8*	*3*	-12	-80%
Asian	216	221	232	*249*	*294*	78	36%
Hawaiian / Pacific Islander	33	27	23	*20*	*18*	-15	-45%
Other	9	7	6	*6*	*5*	-4	-44%
Two or More Races	94	92	94	*99*	*116*	22	23%

GROWTH TRENDS IN TOTAL POPULATION



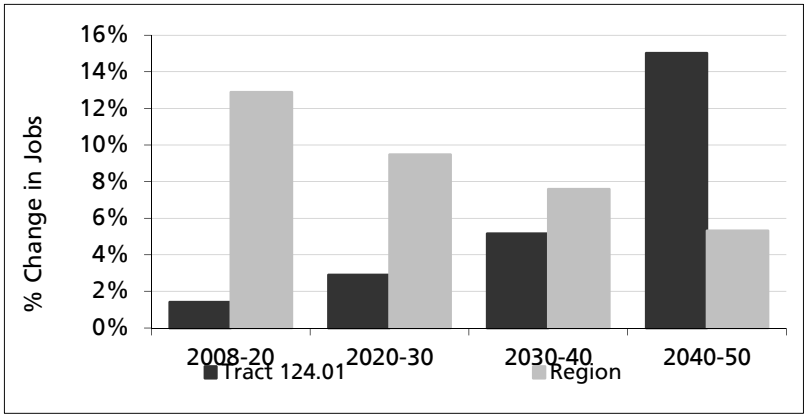
EMPLOYMENT

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Jobs	**2,110**	**2,386**	**2,654**	***2,862***	***2,916***	**806**	**38%**
Civilian Jobs	2,110	2,386	2,654	*2,862*	*2,916*	806	38%
Military Jobs	0	0	0	*0*	*0*	0	0%

LAND USE[1]

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Acres	**372**	**372**	**372**	***372***	***372***	**0**	**0%**
Developed Acres	**353**	**359**	**364**	***368***	***371***	**18**	**5%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	51	51	53	*51*	*61*	10	19%
Multiple Family	28	28	28	*28*	*31*	3	10%
Mobile Homes	12	12	11	*12*	*3*	-9	-74%
Other Residential	0	0	0	*0*	*0*	0	0%
Mixed Use	0	0	1	*4*	*4*	4	--
Industrial	52	56	56	*56*	*56*	4	7%
Commercial/Services	53	55	59	*60*	*60*	8	14%
Office	4	4	4	*4*	*4*	0	0%
Schools	0	0	0	*0*	*0*	0	0%
Roads and Freeways	120	120	120	*120*	*120*	0	0%
Agricultural and Extractive[2]	0	0	0	*0*	*0*	0	0%
Parks and Military Use	34	34	34	*34*	*34*	0	0%
Vacant Developable Acres	**19**	**13**	**8**	***4***	***1***	**-18**	**-97%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	4	4	4	*4*	*1*	-3	-86%
Multiple Family	0	0	0	*0*	*0*	0	-100%
Mixed Use	0	0	0	*0*	*0*	0	0%
Industrial	4	0	0	*0*	*0*	-4	-100%
Commercial/Services	11	9	4	*0*	*0*	-11	-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 Density[3]	**19.5**	**21.0**	**22.3**	***23.6***	***24.1***	**4.6**	**23%**
Residential Density[4]	**14.8**	**14.2**	**14.1**	***14.2***	***15.4***	**0.6**	**4%**

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).