

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 2.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,675	1,858	1,884	2,311	2,352	677	40%
Household Population	1,675	1,858	1,884	2,311	2,352	677	40%
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	989	1,073	1,058	1,270	1,297	308	31%
Single Family	588	595	589	556	553	-35	-6%
Multiple Family	401	478	469	714	744	343	86%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	898	976	965	1,168	1,186	288	32%
Single Family	530	555	553	527	524	-6	-1%
Multiple Family	368	421	412	641	662	294	80%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.2%	9.0%	8.8%	8.0%	8.6%	-0.6	-7%
Single Family	9.9%	6.7%	6.1%	5.2%	5.2%	-4.7	-47%
Multiple Family	8.2%	11.9%	12.2%	10.2%	11.0%	2.8	34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.87	1.90	1.95	1.98	1.98	0.11	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	74	65	55	49	46	-28	-38%
\$15,000-\$29,999	125	124	116	110	107	-18	-14%
\$30,000-\$44,999	120	111	109	120	120	0	0%
\$45,000-\$59,999	109	123	120	122	122	13	12%
\$60,000-\$74,999	89	91	89	98	98	9	10%
\$75,000-\$99,999	110	153	152	183	185	75	68%
\$100,000-\$124,999	112	133	129	158	157	45	40%
\$125,000-\$149,999	41	69	69	95	97	56	137%
\$150,000-\$199,999	26	51	72	124	137	111	427%
\$200,000 or more	92	56	54	109	117	25	27%
Total Households	898	976	965	1,168	1,186	288	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$63,539	\$70,714	\$73,904	\$86,612	\$88,514	\$24,975	39%

***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.

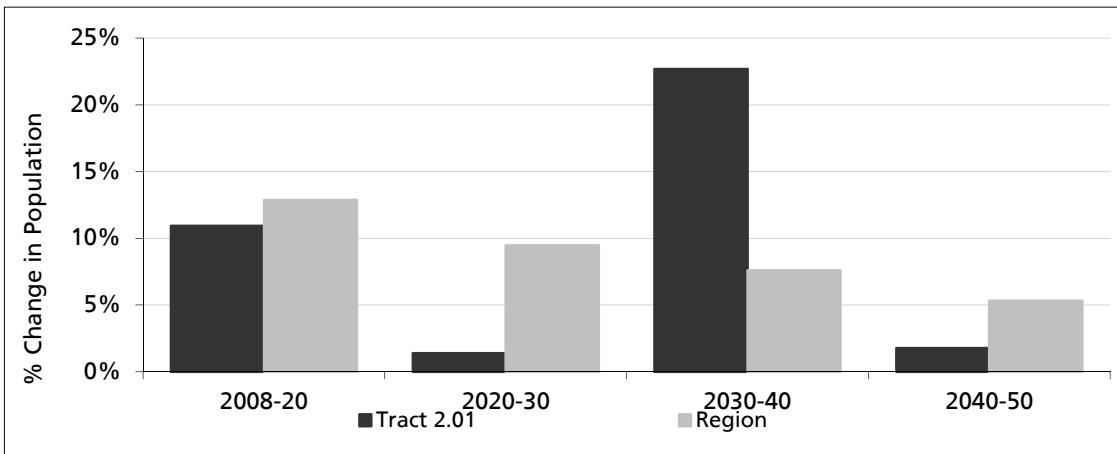
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,675	1,858	1,884	2,311	2,352	677	40%
Under 5	80	91	90	107	83	3	4%
5 to 9	166	128	133	171	171	5	3%
10 to 14	71	106	113	146	120	49	69%
15 to 17	49	50	57	59	64	15	31%
18 to 19	30	29	22	46	39	9	30%
20 to 24	78	49	53	72	102	24	31%
25 to 29	24	67	77	76	71	47	196%
30 to 34	123	165	129	175	166	43	35%
35 to 39	193	154	179	227	194	1	1%
40 to 44	189	133	144	159	203	14	7%
45 to 49	85	116	102	165	195	110	129%
50 to 54	80	88	79	112	122	42	53%
55 to 59	135	139	113	103	128	-7	-5%
60 to 61	68	78	54	49	64	-4	-6%
62 to 64	78	88	75	67	80	2	3%
65 to 69	68	140	153	144	123	55	81%
70 to 74	36	103	122	121	87	51	142%
75 to 79	38	58	76	115	91	53	139%
80 to 84	54	32	67	77	98	44	81%
85 and over	30	44	46	120	151	121	403%
Median Age	40.6	43.4	43.1	42.4	44.1	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,675	1,858	1,884	2,311	2,352	677	40%
Hispanic	185	341	385	561	652	467	252%
Non-Hispanic	1,490	1,517	1,499	1,750	1,700	210	14%
White	1,306	1,334	1,305	1,524	1,457	151	12%
Black	25	28	28	26	28	3	12%
American Indian	5	5	2	1	0	-5	-100%
Asian	39	66	69	84	94	55	141%
Hawaiian / Pacific Islander	6	7	8	11	4	-2	-33%
Other	10	3	5	2	3	-7	-70%
Two or More Races	99	74	82	102	114	15	15%

GROWTH TRENDS IN TOTAL POPULATION



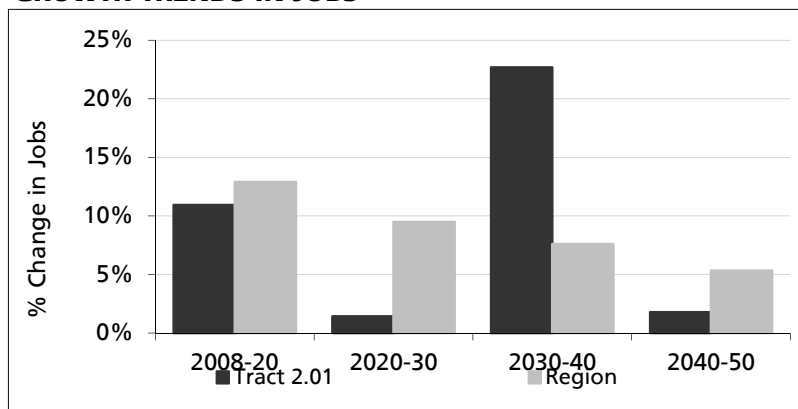
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	683	687	773	777	777	94	14%
Civilian Jobs	683	687	773	777	777	94	14%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	182	182	182	182	182	0	0%
Developed Acres	180	181	182	182	182	2	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	68	69	69	67	67	-2	-3%
Multiple Family	5	7	6	8	8	3	53%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	3	6	6	6	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	5	5	4	2	2	-3	-68%
Office	2	2	1	0	0	-1	-92%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	37	37	37	37	37	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	58	58	58	58	58	0	0%
Vacant Developable Acres	2	1	0	0	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
Multiple Family	1	0	0	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	0%
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	61.8	65.0	77.3	85.4	88.0	26.1	42%
Residential Density⁴	13.4	14.2	13.7	16.3	16.6	3.2	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).