

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 100.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,302	4,330	4,418	4,680	4,751	449	10%
Household Population	4,281	4,293	4,344	4,570	4,615	334	8%
Group Quarters Population	21	37	74	110	136	115	548%
Civilian	21	37	74	110	136	115	548%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,122	1,122	1,122	1,178	1,178	56	5%
Single Family	894	894	894	903	903	9	1%
Multiple Family	228	228	228	275	275	47	21%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,081	1,077	1,079	1,135	1,137	56	5%
Single Family	859	857	859	870	872	13	2%
Multiple Family	222	220	220	265	265	43	19%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.7%	4.0%	3.8%	3.7%	3.5%	-0.2	-5%
Single Family	3.9%	4.1%	3.9%	3.7%	3.4%	-0.5	-13%
Multiple Family	2.6%	3.5%	3.5%	3.6%	3.6%	1.0	38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.96	3.99	4.03	4.03	4.06	0.10	3%

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	87	76	66	60	54	-33	-38%
\$15,000-\$29,999	156	132	117	109	103	-53	-34%
\$30,000-\$44,999	218	212	199	191	185	-33	-15%
\$45,000-\$59,999	210	208	207	205	202	-8	-4%
\$60,000-\$74,999	195	193	192	197	196	1	1%
\$75,000-\$99,999	128	134	137	151	153	25	20%
\$100,000-\$124,999	24	48	55	71	74	50	208%
\$125,000-\$149,999	30	40	64	87	94	64	213%
\$150,000-\$199,999	33	33	41	57	67	34	103%
\$200,000 or more	0	1	1	7	9	9	0%
Total Households	1,081	1,077	1,079	1,135	1,137	56	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$50,679	\$53,546	\$56,413	\$60,190	\$61,875	\$11,196	22%

***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.

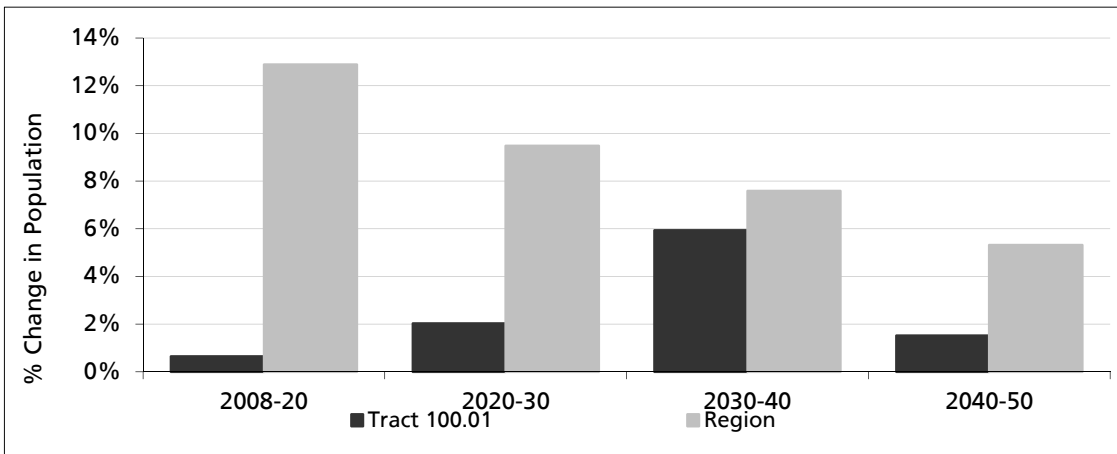
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,302	4,330	4,418	4,680	4,751	449	10%
Under 5	489	455	424	392	370	-119	-24%
5 to 9	365	364	278	273	268	-97	-27%
10 to 14	286	298	267	264	260	-26	-9%
15 to 17	212	195	187	174	164	-48	-23%
18 to 19	155	121	143	113	119	-36	-23%
20 to 24	449	350	415	377	378	-71	-16%
25 to 29	375	340	329	355	344	-31	-8%
30 to 34	345	290	251	312	312	-33	-10%
35 to 39	222	213	232	254	280	58	26%
40 to 44	155	146	158	159	209	54	35%
45 to 49	211	217	175	207	229	18	9%
50 to 54	220	249	250	278	262	42	19%
55 to 59	157	193	215	225	230	73	46%
60 to 61	75	88	99	109	122	47	63%
62 to 64	101	143	117	130	131	30	30%
65 to 69	166	251	307	322	302	136	82%
70 to 74	150	219	305	347	365	215	143%
75 to 79	88	96	156	211	201	113	128%
80 to 84	50	55	61	104	103	53	106%
85 and over	31	47	49	74	102	71	229%
Median Age	27.6	30.7	33.3	36.6	37.9	10.3	37%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,302	4,330	4,418	4,680	4,751	449	10%
Hispanic	2,401	2,552	2,675	2,970	3,160	759	32%
Non-Hispanic	1,901	1,778	1,743	1,710	1,591	-310	-16%
White	592	461	397	318	206	-386	-65%
Black	76	86	96	103	105	29	38%
American Indian	13	8	3	0	0	-13	-100%
Asian	1,021	1,022	1,043	1,084	1,078	57	6%
Hawaiian / Pacific Islander	40	29	14	3	0	-40	-100%
Other	6	1	1	0	0	-6	-100%
Two or More Races	153	171	189	202	202	49	32%

GROWTH TRENDS IN TOTAL POPULATION



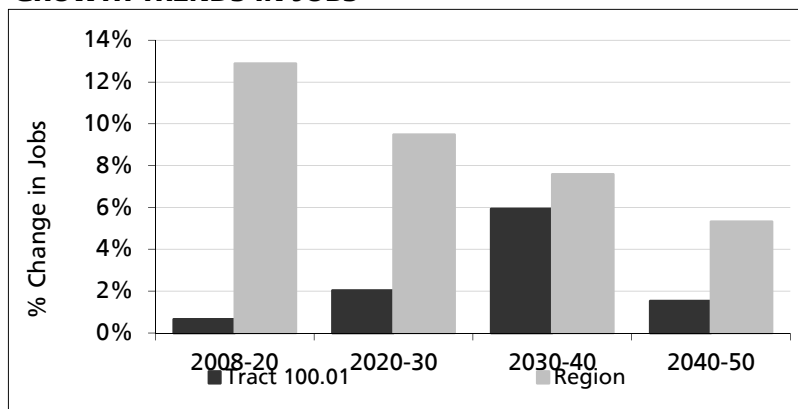
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	744	761	761	761	761	17	2%
Civilian Jobs	744	761	761	761	761	17	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	522	522	522	522	522	0	0%
Developed Acres	522	522	522	522	522	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	129	129	129	129	129	0	0%
Multiple Family	10	10	10	10	10	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	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	12	12	12	12	12	0	0%
Office	0	0	0	0	0	0	0%
Schools	55	55	55	55	55	0	0%
Roads and Freeways	94	94	94	94	94	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	223	223	223	223	223	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
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	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	11.1	11.3	11.3	11.3	11.3	0.3	2%
Residential Density⁴	8.1	8.1	8.1	8.5	8.5	0.4	5%

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).