

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 23.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,881	3,032	3,077	4,510	5,101	2,220	77%
Household Population	2,881	3,032	3,077	4,510	5,101	2,220	77%
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	1,199	1,199	1,209	1,843	2,098	899	75%
Single Family	311	311	300	217	133	-178	-57%
Multiple Family	888	888	909	1,626	1,965	1,077	121%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,084	1,128	1,140	1,752	2,004	920	85%
Single Family	266	275	275	199	115	-151	-57%
Multiple Family	818	853	865	1,553	1,889	1,071	131%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.6%	5.9%	5.7%	4.9%	4.5%	-5.1	-53%
Single Family	14.5%	11.6%	8.3%	8.3%	13.5%	-1.0	-7%
Multiple Family	7.9%	3.9%	4.8%	4.5%	3.9%	-4.0	-51%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.66	2.69	2.70	2.57	2.55	-0.11	-4%

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	271	243	216	200	189	-82	-30%
\$15,000-\$29,999	331	314	303	301	300	-31	-9%
\$30,000-\$44,999	240	223	221	252	255	15	6%
\$45,000-\$59,999	109	119	121	172	184	75	69%
\$60,000-\$74,999	50	88	94	150	172	122	244%
\$75,000-\$99,999	48	77	96	204	237	189	394%
\$100,000-\$124,999	24	33	40	128	165	141	588%
\$125,000-\$149,999	0	18	24	98	128	128	0%
\$150,000-\$199,999	5	7	13	89	142	137	2740%
\$200,000 or more	6	6	12	158	232	226	3767%
Total Households	1,084	1,128	1,140	1,752	2,004	920	85%
Median Household Income							
Adjusted for inflation (\$1999)	\$27,281	\$30,471	\$33,462	\$55,727	\$66,453	\$39,172	144%

***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.

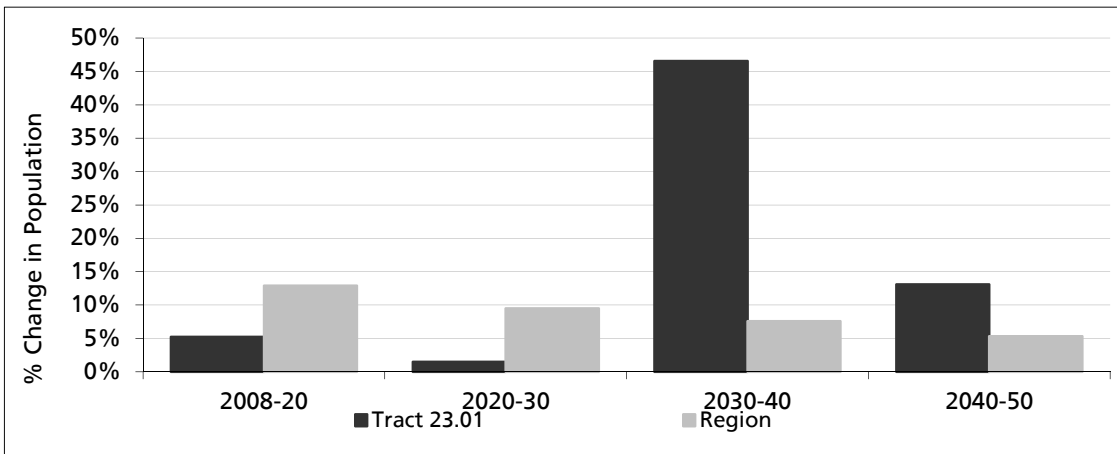
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,881	3,032	3,077	4,510	5,101	2,220	77%
Under 5	233	233	232	337	357	124	53%
5 to 9	222	255	250	369	404	182	82%
10 to 14	217	259	252	369	427	210	97%
15 to 17	142	142	147	203	235	93	65%
18 to 19	96	89	103	143	164	68	71%
20 to 24	218	214	269	367	410	192	88%
25 to 29	235	243	226	353	371	136	58%
30 to 34	387	372	328	557	586	199	51%
35 to 39	310	287	302	432	537	227	73%
40 to 44	196	205	210	269	383	187	95%
45 to 49	146	145	139	199	222	76	52%
50 to 54	107	113	115	165	163	56	52%
55 to 59	109	126	122	169	197	88	81%
60 to 61	54	69	80	125	136	82	152%
62 to 64	51	79	78	111	124	73	143%
65 to 69	71	104	107	154	165	94	132%
70 to 74	38	52	59	81	86	48	126%
75 to 79	13	12	17	30	21	8	62%
80 to 84	19	18	27	53	70	51	268%
85 and over	17	15	14	24	43	26	153%
Median Age	31.0	31.1	30.9	31.0	31.6	0.6	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,881	3,032	3,077	4,510	5,101	2,220	77%
Hispanic	1,010	1,314	1,528	2,478	2,978	1,968	195%
Non-Hispanic	1,871	1,718	1,549	2,032	2,123	252	13%
White	399	214	76	0	0	-399	-100%
Black	385	364	328	419	399	14	4%
American Indian	7	9	9	13	13	6	86%
Asian	956	1,003	1,005	1,411	1,511	555	58%
Hawaiian / Pacific Islander	7	11	15	24	26	19	271%
Other	5	5	5	6	6	1	20%
Two or More Races	112	112	111	159	168	56	50%

GROWTH TRENDS IN TOTAL POPULATION



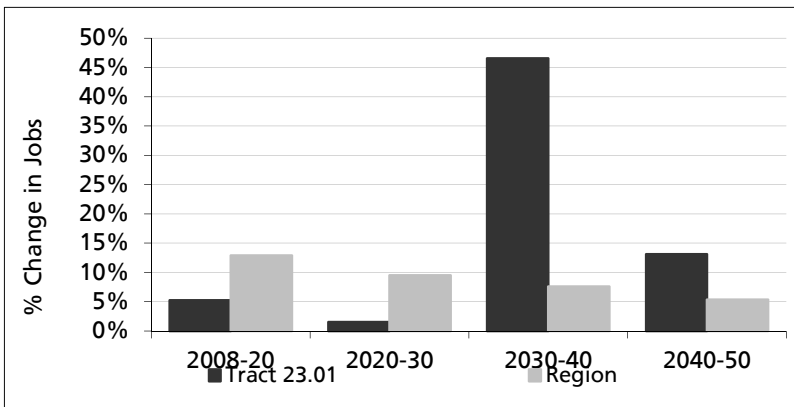
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	683	683	868	1,055	1,055	372	54%
Civilian Jobs	683	683	868	1,055	1,055	372	54%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	102	102	102	102	102	0	0%
Developed Acres	102	102	102	102	102	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	22	22	21	14	8	-14	-65%
Multiple Family	20	20	19	24	30	11	54%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	6	16	17	17	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	13	13	8	2	1	-12	-94%
Office	1	1	1	0	0	-1	-100%
Schools	25	25	25	25	25	0	0%
Roads and Freeways	22	22	22	22	22	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	0	0	0	0	0	0	-94%
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	-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	17.8	17.8	23.6	30.6	31.1	13.3	75%
Residential Density⁴	28.9	28.9	27.9	40.2	45.2	16.3	56%

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).