

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 93.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,597	4,987	5,162	5,276	5,402	805	18%
Household Population	4,568	4,952	5,120	5,224	5,337	769	17%
Group Quarters Population	29	35	42	52	65	36	124%
Civilian	29	35	42	52	65	36	124%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,756	1,900	1,938	1,938	1,963	207	12%
Single Family	815	816	816	816	816	1	0%
Multiple Family	941	1,084	1,122	1,122	1,147	206	22%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,722	1,848	1,892	1,893	1,919	197	11%
Single Family	793	791	794	795	795	2	0%
Multiple Family	929	1,057	1,098	1,098	1,124	195	21%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.9%	2.7%	2.4%	2.3%	2.2%	0.3	16%
Single Family	2.7%	3.1%	2.7%	2.6%	2.6%	-0.1	-4%
Multiple Family	1.3%	2.5%	2.1%	2.1%	2.0%	0.7	54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.65	2.68	2.71	2.76	2.78	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	107	78	56	43	38	-69	-64%
\$15,000-\$29,999	375	281	208	163	143	-232	-62%
\$30,000-\$44,999	396	370	322	283	265	-131	-33%
\$45,000-\$59,999	318	325	306	284	274	-44	-14%
\$60,000-\$74,999	237	263	268	263	261	24	10%
\$75,000-\$99,999	165	268	314	330	344	179	108%
\$100,000-\$124,999	80	146	220	265	288	208	260%
\$125,000-\$149,999	30	55	85	115	137	107	357%
\$150,000-\$199,999	10	42	62	73	82	72	720%
\$200,000 or more	4	20	51	74	87	83	2075%
Total Households	1,722	1,848	1,892	1,893	1,919	197	11%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,356	\$54,000	\$63,022	\$69,895	\$73,764	\$29,408	66%

***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.

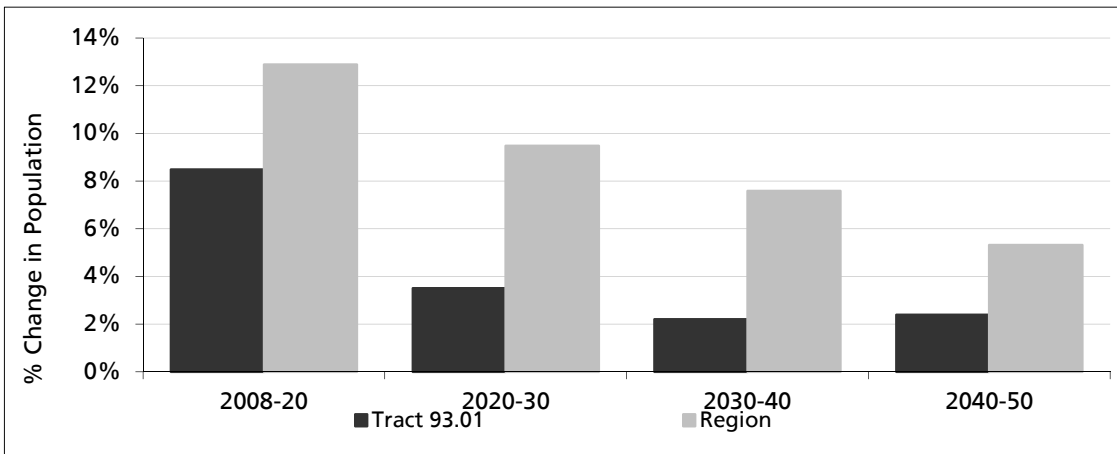
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,597	4,987	5,162	5,276	5,402	805	18%
Under 5	418	408	398	371	357	-61	-15%
5 to 9	400	404	400	382	375	-25	-6%
10 to 14	206	239	218	210	212	6	3%
15 to 17	159	168	158	153	153	-6	-4%
18 to 19	77	73	64	62	61	-16	-21%
20 to 24	183	192	199	183	181	-2	-1%
25 to 29	287	347	335	310	321	34	12%
30 to 34	441	458	414	451	430	-11	-2%
35 to 39	350	305	344	326	321	-29	-8%
40 to 44	341	296	310	283	304	-37	-11%
45 to 49	353	312	273	310	312	-41	-12%
50 to 54	329	321	284	304	301	-28	-9%
55 to 59	224	277	243	214	258	34	15%
60 to 61	87	130	120	112	134	47	54%
62 to 64	83	145	146	140	149	66	80%
65 to 69	124	227	269	239	223	99	80%
70 to 74	114	190	258	251	244	130	114%
75 to 79	187	231	374	435	412	225	120%
80 to 84	105	104	171	241	248	143	136%
85 and over	129	160	184	299	406	277	215%
Median Age	36.8	38.4	40.8	43.4	44.8	8.0	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,597	4,987	5,162	5,276	5,402	805	18%
Hispanic	723	984	1,147	1,316	1,488	765	106%
Non-Hispanic	3,874	4,003	4,015	3,960	3,914	40	1%
White	2,410	2,297	2,180	2,011	1,857	-553	-23%
Black	319	368	414	447	478	159	50%
American Indian	24	28	27	25	23	-1	-4%
Asian	767	919	964	1,019	1,075	308	40%
Hawaiian / Pacific Islander	45	52	55	56	57	12	27%
Other	18	20	22	24	24	6	33%
Two or More Races	291	319	353	378	400	109	37%

GROWTH TRENDS IN TOTAL POPULATION



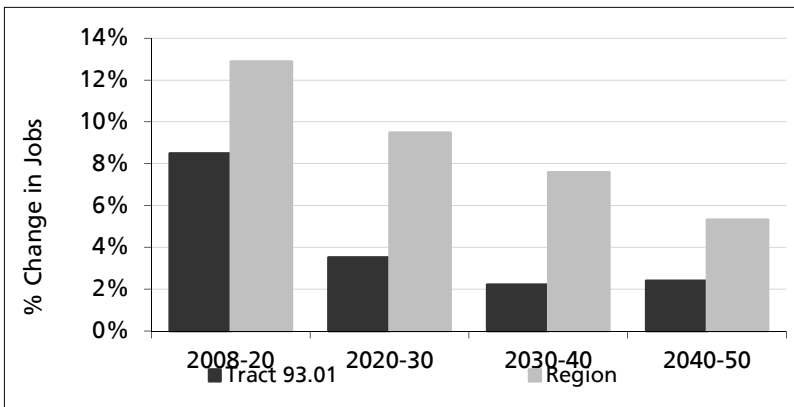
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,173	3,173	3,598	4,660	4,665	1,492	47%
Civilian Jobs	3,173	3,173	3,598	4,660	4,665	1,492	47%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	329	329	329	329	329	0	0%
Developed Acres	322	327	329	329	329	7	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	136	136	136	136	136	0	0%
Multiple Family	30	35	37	37	37	7	24%
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	28	28	25	1	1	-27	-96%
Commercial/Services	14	14	14	14	14	0	0%
Office	9	9	12	36	36	27	307%
Schools	34	34	34	34	34	0	0%
Roads and Freeways	57	57	57	57	57	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	14	14	14	14	14	0	0%
Vacant Developable Acres	7	1	0	0	0	-7	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	7	1	0	0	0	-7	-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	37.1	37.1	42.1	54.5	54.6	17.5	47%
Residential Density⁴	10.6	11.1	11.2	11.2	11.4	0.8	7%

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).