

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 89.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,066	6,355	6,703	7,396	7,592	2,526	50%
Household Population	5,054	6,330	6,658	7,315	7,486	2,432	48%
Group Quarters Population	12	25	45	81	106	94	783%
Civilian	12	25	45	81	106	94	783%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,392	2,825	2,977	3,212	3,297	905	38%
Single Family	721	717	717	766	851	130	18%
Multiple Family	1,671	2,108	2,260	2,446	2,446	775	46%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,226	2,705	2,845	3,076	3,165	939	42%
Single Family	680	688	688	737	822	142	21%
Multiple Family	1,546	2,017	2,157	2,339	2,343	797	52%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.9%	4.2%	4.4%	4.2%	4.0%	-2.9	-42%
Single Family	5.7%	4.0%	4.0%	3.8%	3.4%	-2.3	-40%
Multiple Family	7.5%	4.3%	4.6%	4.4%	4.2%	-3.3	-44%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.27	2.34	2.34	2.38	2.37	0.10	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	236	212	203	189	169	-67	-28%
\$15,000-\$29,999	435	427	425	413	377	-58	-13%
\$30,000-\$44,999	422	455	464	467	441	19	5%
\$45,000-\$59,999	350	423	441	472	461	111	32%
\$60,000-\$74,999	236	315	334	353	361	125	53%
\$75,000-\$99,999	280	401	439	502	523	243	87%
\$100,000-\$124,999	117	228	252	298	343	226	193%
\$125,000-\$149,999	52	107	124	169	214	162	312%
\$150,000-\$199,999	70	103	120	149	177	107	153%
\$200,000 or more	28	34	43	64	99	71	254%
Total Households	2,226	2,705	2,845	3,076	3,165	939	42%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,857	\$54,167	\$56,241	\$59,905	\$65,589	\$19,732	43%

***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.

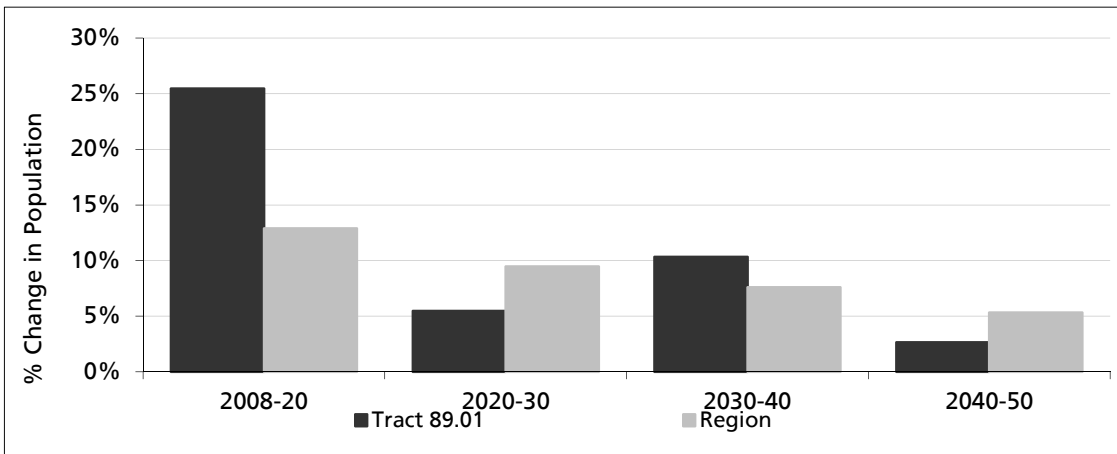
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,066	6,355	6,703	7,396	7,592	2,526	50%
Under 5	401	451	455	477	466	65	16%
5 to 9	314	412	404	432	430	116	37%
10 to 14	185	258	247	267	277	92	50%
15 to 17	66	85	89	92	93	27	41%
18 to 19	38	40	50	53	54	16	42%
20 to 24	109	123	151	157	159	50	46%
25 to 29	249	330	329	348	354	105	42%
30 to 34	519	601	548	652	626	107	21%
35 to 39	597	576	661	684	667	70	12%
40 to 44	506	531	558	550	629	123	24%
45 to 49	422	445	393	484	499	77	18%
50 to 54	369	419	402	451	428	59	16%
55 to 59	304	420	378	360	432	128	42%
60 to 61	142	225	216	219	261	119	84%
62 to 64	170	327	324	345	353	183	108%
65 to 69	199	413	500	524	488	289	145%
70 to 74	144	272	362	382	377	233	162%
75 to 79	134	181	290	367	350	216	161%
80 to 84	108	124	204	305	327	219	203%
85 and over	90	122	142	247	322	232	258%
Median Age	40.5	42.8	43.7	44.9	45.4	4.9	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,066	6,355	6,703	7,396	7,592	2,526	50%
Hispanic	1,243	1,926	2,274	2,793	3,139	1,896	153%
Non-Hispanic	3,823	4,429	4,429	4,603	4,453	630	16%
White	2,726	2,962	2,847	2,809	2,574	-152	-6%
Black	107	139	157	180	190	83	78%
American Indian	20	26	27	27	25	5	25%
Asian	742	1,012	1,077	1,219	1,280	538	73%
Hawaiian / Pacific Islander	30	39	42	48	49	19	63%
Other	10	14	15	18	18	8	80%
Two or More Races	188	237	264	302	317	129	69%

GROWTH TRENDS IN TOTAL POPULATION



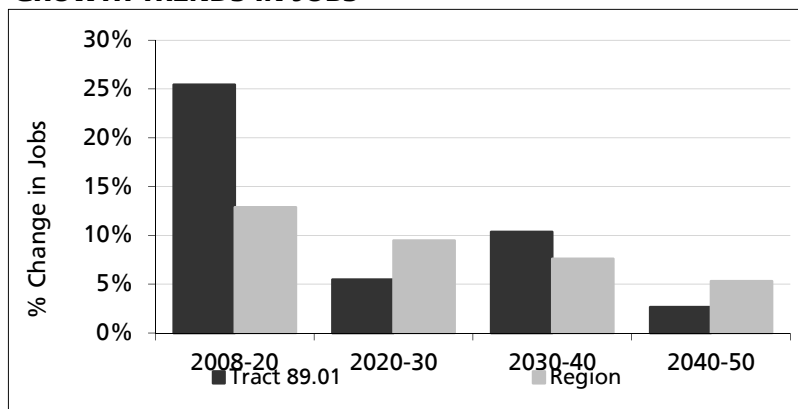
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,909	4,930	5,003	5,003	5,003	94	2%
Civilian Jobs	4,909	4,930	5,003	5,003	5,003	94	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	321	321	321	321	321	0	0%
Developed Acres	311	318	321	321	321	10	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	77	77	77	77	77	0	-1%
Multiple Family	71	78	79	79	79	8	12%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	3	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	10	7	7	7	7	-2	-25%
Office	2	2	2	2	2	0	0%
Schools	41	41	42	42	42	1	2%
Roads and Freeways	59	59	59	59	59	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	51	51	51	51	51	0	0%
Vacant Developable Acres	10	3	0	0	0	-10	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	9	2	0	0	0	-9	-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	1	1	0	0	0	-1	-100%
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	92.3	94.2	93.9	93.9	93.9	1.6	2%
Residential Density⁴	16.1	18.1	18.9	20.3	20.9	4.8	30%

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).