

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 73.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,896	5,187	5,291	5,472	5,872	976	20%
Household Population	4,896	5,187	5,291	5,472	5,872	976	20%
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	2,984	3,057	3,096	3,145	3,377	393	13%
Single Family	1,316	1,389	1,428	1,410	889	-427	-32%
Multiple Family	1,668	1,668	1,668	1,735	2,488	820	49%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,667	2,798	2,850	2,913	3,136	469	18%
Single Family	1,192	1,281	1,342	1,344	849	-343	-29%
Multiple Family	1,475	1,517	1,508	1,569	2,287	812	55%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	10.6%	8.5%	7.9%	7.4%	7.1%	-3.5	-33%
Single Family	9.4%	7.8%	6.0%	4.7%	4.5%	-4.9	-52%
Multiple Family	11.6%	9.1%	9.6%	9.6%	8.1%	-3.5	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.84	1.85	1.86	1.88	1.87	0.03	2%

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	260	221	186	155	139	-121	-47%
\$15,000-\$29,999	549	504	448	391	353	-196	-36%
\$30,000-\$44,999	590	555	537	512	492	-98	-17%
\$45,000-\$59,999	426	450	450	450	450	24	6%
\$60,000-\$74,999	382	389	396	400	405	23	6%
\$75,000-\$99,999	219	382	399	413	469	250	114%
\$100,000-\$124,999	160	194	289	361	442	282	176%
\$125,000-\$149,999	45	69	106	179	261	216	480%
\$150,000-\$199,999	29	31	36	45	95	66	228%
\$200,000 or more	7	3	3	7	30	23	329%
Total Households	2,667	2,798	2,850	2,913	3,136	469	18%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,335	\$48,967	\$53,467	\$58,283	\$64,963	\$21,628	50%

***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.

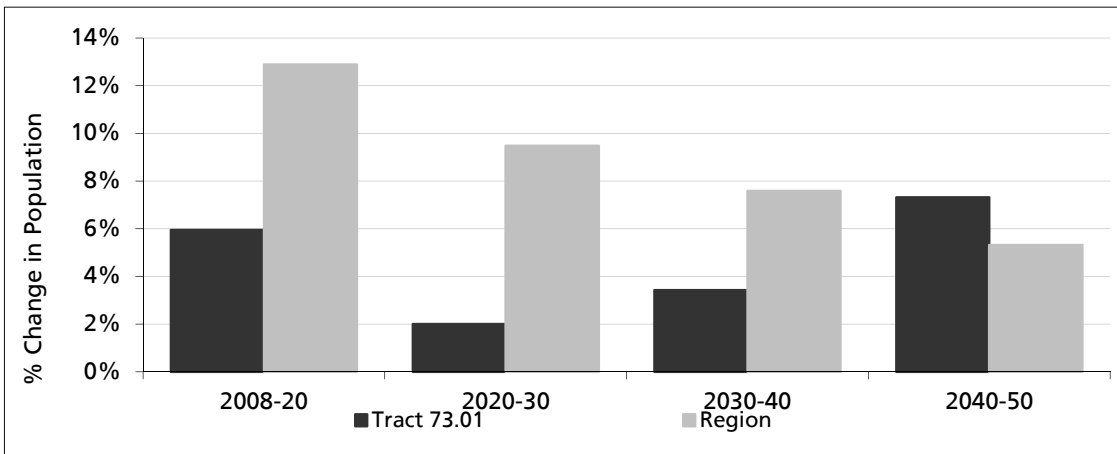
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,896	5,187	5,291	5,472	5,872	976	20%
Under 5	272	267	273	267	279	7	3%
5 to 9	229	233	239	241	248	19	8%
10 to 14	105	119	114	121	126	21	20%
15 to 17	46	48	46	48	48	2	4%
18 to 19	57	51	50	49	46	-11	-19%
20 to 24	87	91	97	93	104	17	20%
25 to 29	203	280	290	276	316	113	56%
30 to 34	798	869	830	883	910	112	14%
35 to 39	852	676	830	852	832	-20	-2%
40 to 44	485	403	434	434	486	1	0%
45 to 49	403	343	280	361	397	-6	-1%
50 to 54	387	373	319	366	392	5	1%
55 to 59	334	417	344	291	399	65	19%
60 to 61	120	164	140	115	156	36	30%
62 to 64	115	202	181	172	191	76	66%
65 to 69	118	232	262	229	210	92	78%
70 to 74	92	178	217	186	169	77	84%
75 to 79	57	74	117	134	123	66	116%
80 to 84	50	58	100	141	151	101	202%
85 and over	86	109	128	213	289	203	236%
Median Age	38.8	39.7	39.3	39.4	40.3	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,896	5,187	5,291	5,472	5,872	976	20%
Hispanic	459	558	583	625	698	239	52%
Non-Hispanic	4,437	4,629	4,708	4,847	5,174	737	17%
White	4,084	4,228	4,280	4,387	4,664	580	14%
Black	39	42	39	37	37	-2	-5%
American Indian	22	20	17	16	16	-6	-27%
Asian	110	148	172	196	230	120	109%
Hawaiian / Pacific Islander	21	25	27	29	32	11	52%
Other	24	18	15	15	15	-9	-38%
Two or More Races	137	148	158	167	180	43	31%

GROWTH TRENDS IN TOTAL POPULATION



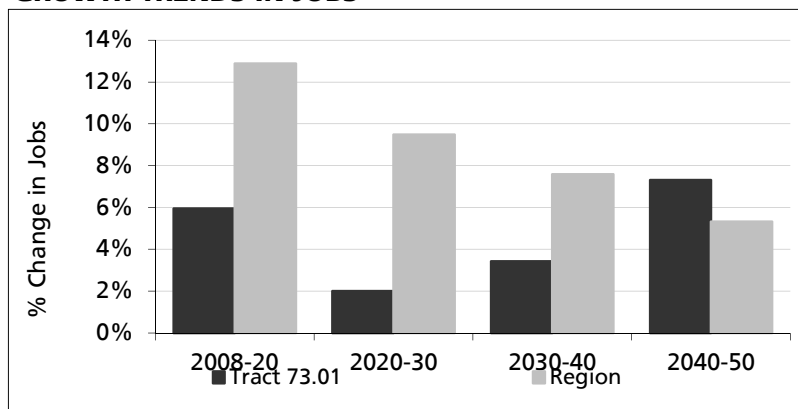
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	671	671	687	711	764	93	14%
Civilian Jobs	671	671	687	711	764	93	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	208	208	208	208	208	0	0%
Developed Acres	207	207	207	207	208	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	93	93	92	91	63	-29	-32%
Multiple Family	37	37	37	38	65	28	76%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	1	2	5	5	--
Industrial	0	0	0	0	0	0	-98%
Commercial/Services	4	4	4	3	2	-2	-51%
Office	1	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	65	65	65	65	65	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	8	0	0%
Vacant Developable Acres	1	1	1	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
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	-100%
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	153.5	153.5	157.1	181.9	184.9	31.4	20%
Residential Density⁴	23.0	23.6	23.9	24.1	25.9	2.8	12%

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).