

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 22.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,595	4,858	5,960	6,160	6,096	2,501	70%
Household Population	3,595	4,858	5,960	6,160	6,096	2,501	70%
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	1,275	1,632	1,954	2,021	2,021	746	59%
Single Family	396	292	70	41	41	-355	-90%
Multiple Family	879	1,340	1,884	1,980	1,980	1,101	125%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,194	1,553	1,887	1,954	1,950	756	63%
Single Family	374	271	59	30	30	-344	-92%
Multiple Family	820	1,282	1,828	1,924	1,920	1,100	134%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.4%	4.8%	3.4%	3.3%	3.5%	-2.9	-45%
Single Family	5.6%	7.2%	15.7%	26.8%	26.8%	21.2	379%
Multiple Family	6.7%	4.3%	3.0%	2.8%	3.0%	-3.7	-55%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.01	3.13	3.16	3.15	3.13	0.12	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	383	332	305	269	260	-123	-32%
\$15,000-\$29,999	369	391	396	394	394	25	7%
\$30,000-\$44,999	264	347	387	391	391	127	48%
\$45,000-\$59,999	105	185	254	268	267	162	154%
\$60,000-\$74,999	32	128	187	206	201	169	528%
\$75,000-\$99,999	34	111	213	246	252	218	641%
\$100,000-\$124,999	0	33	79	101	106	106	0%
\$125,000-\$149,999	7	20	29	33	33	26	371%
\$150,000-\$199,999	0	3	28	34	34	34	0%
\$200,000 or more	0	3	9	12	12	12	0%
Total Households	1,194	1,553	1,887	1,954	1,950	756	63%
Median Household Income							
Adjusted for inflation (\$1999)	\$23,699	\$32,313	\$39,399	\$42,046	\$42,315	\$18,616	79%

***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.

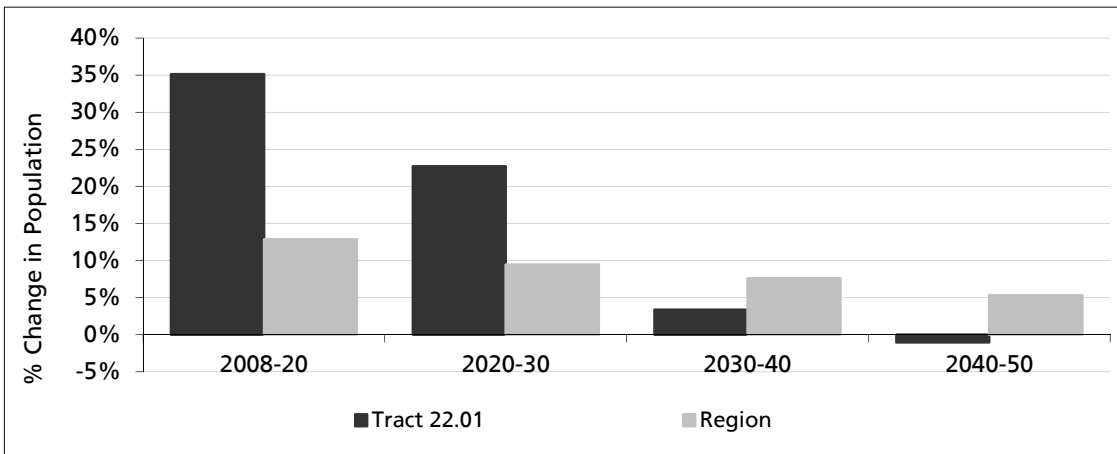
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,595	4,858	5,960	6,160	6,096	2,501	70%
Under 5	442	559	662	684	638	196	44%
5 to 9	327	495	562	586	572	245	75%
10 to 14	386	565	653	654	652	266	69%
15 to 17	251	310	388	381	391	140	56%
18 to 19	152	170	253	244	245	93	61%
20 to 24	321	353	551	535	514	193	60%
25 to 29	334	436	491	540	494	160	48%
30 to 34	345	426	443	558	509	164	48%
35 to 39	291	366	480	493	534	243	84%
40 to 44	190	281	341	301	394	204	107%
45 to 49	165	238	269	299	292	127	77%
50 to 54	117	199	265	273	235	118	101%
55 to 59	126	212	263	247	262	136	108%
60 to 61	30	45	51	45	51	21	70%
62 to 64	25	50	57	56	53	28	112%
65 to 69	46	96	149	167	156	110	239%
70 to 74	21	32	51	59	61	40	190%
75 to 79	3	3	3	2	1	-2	-67%
80 to 84	11	13	21	31	35	24	218%
85 and over	12	9	7	5	7	-5	-42%
Median Age	23.7	24.7	24.2	25.0	25.4	1.7	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,595	4,858	5,960	6,160	6,096	2,501	70%
Hispanic	2,429	3,611	4,688	5,050	5,126	2,697	111%
Non-Hispanic	1,166	1,247	1,272	1,110	970	-196	-17%
White	183	113	46	0	0	-183	-100%
Black	395	426	430	365	294	-101	-26%
American Indian	12	15	15	13	11	-1	-8%
Asian	462	555	622	580	527	65	14%
Hawaiian / Pacific Islander	12	20	26	25	23	11	92%
Other	11	14	17	16	15	4	36%
Two or More Races	91	104	116	111	100	9	10%

GROWTH TRENDS IN TOTAL POPULATION



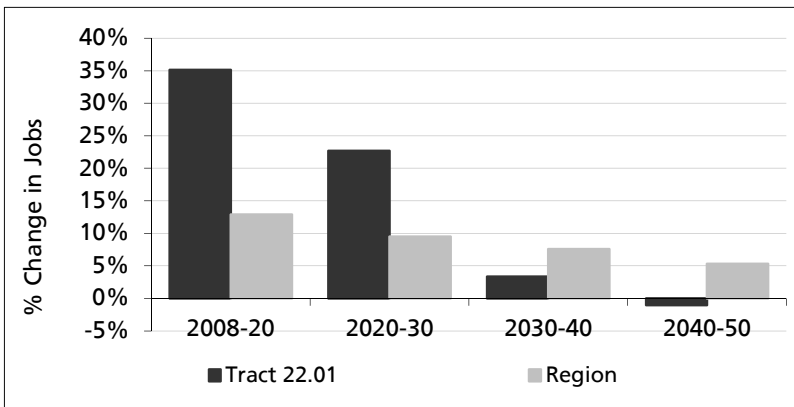
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	460	572	677	677	677	217	47%
Civilian Jobs	460	572	677	677	677	217	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	89	89	89	89	89	0	0%
Developed Acres	89	89	89	89	89	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	22	16	3	1	1	-21	-94%
Multiple Family	17	22	35	37	37	20	118%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	9	9	9	9	--
Industrial	3	3	3	3	3	0	0%
Commercial/Services	7	3	0	0	0	-7	-100%
Office	1	1	0	0	0	-1	-100%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	27	27	27	27	27	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	1	0	0	0	0	-1	-100%
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	-100%
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	20.7	27.7	35.6	35.6	35.6	15.0	72%
Residential Density⁴	32.5	39.6	45.4	47.0	47.0	14.5	45%

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).