

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 191.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,100	5,924	7,282	10,367	11,745	5,645	93%
Household Population	6,033	5,851	7,190	10,248	11,607	5,574	92%
Group Quarters Population	67	73	92	119	138	71	106%
Civilian	67	73	92	119	138	71	106%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,257	2,274	2,843	3,992	4,469	2,212	98%
Single Family	1,981	1,998	2,565	3,714	4,186	2,205	111%
Multiple Family	9	9	9	9	9	0	0%
Mobile Homes	267	267	269	269	274	7	3%
Occupied Housing Units	2,036	2,051	2,564	3,674	4,157	2,121	104%
Single Family	1,784	1,797	2,310	3,422	3,899	2,115	119%
Multiple Family	9	5	1	0	0	-9	-100%
Mobile Homes	243	249	253	252	258	15	6%
Vacancy Rate	9.8%	9.8%	9.8%	8.0%	7.0%	-2.8	-29%
Single Family	9.9%	10.1%	9.9%	7.9%	6.9%	-3.0	-30%
Multiple Family	0.0%	44.4%	88.9%	100.0%	100.0%	100.0	0%
Mobile Homes	9.0%	6.7%	5.9%	6.3%	0.0%	-9.0	-100%
Persons per Household	2.96	2.85	2.80	2.79	2.79	-0.17	-6%

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	93	86	88	89	87	-6	-6%
\$15,000-\$29,999	240	215	221	221	213	-27	-11%
\$30,000-\$44,999	172	180	199	233	229	57	33%
\$45,000-\$59,999	240	236	255	291	300	60	25%
\$60,000-\$74,999	385	341	383	456	476	91	24%
\$75,000-\$99,999	350	330	383	507	567	217	62%
\$100,000-\$124,999	317	279	377	539	599	282	89%
\$125,000-\$149,999	69	110	177	332	419	350	507%
\$150,000-\$199,999	57	156	270	570	694	637	1118%
\$200,000 or more	113	118	211	436	573	460	407%
Total Households	2,036	2,051	2,564	3,674	4,157	2,121	104%
Median Household Income							
Adjusted for inflation (\$1999)	\$70,636	\$73,570	\$83,877	\$101,855	\$108,619	\$37,983	54%

***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.

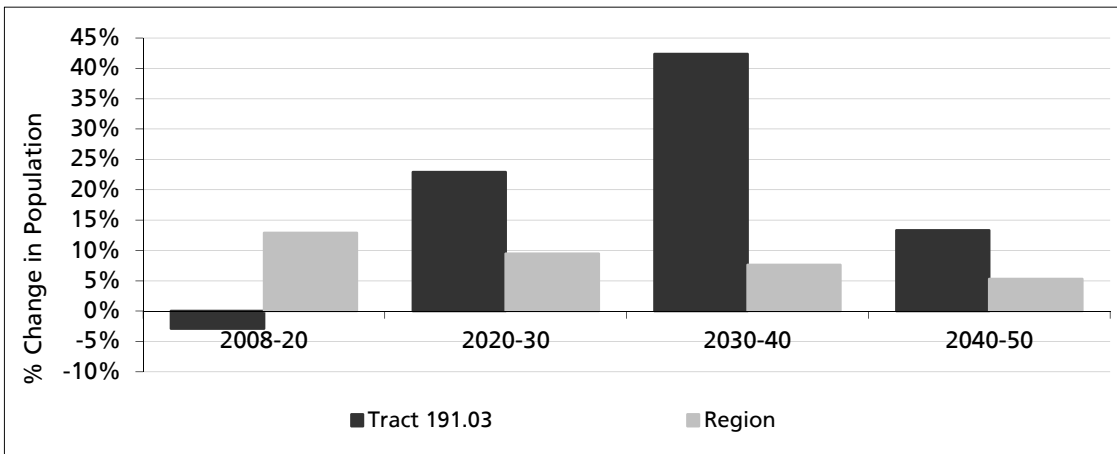
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,100	5,924	7,282	10,367	11,745	5,645	93%
Under 5	493	438	531	731	778	285	58%
5 to 9	337	324	390	538	574	237	70%
10 to 14	377	369	427	617	695	318	84%
15 to 17	314	272	315	447	501	187	60%
18 to 19	216	168	200	262	296	80	37%
20 to 24	553	482	660	900	1,036	483	87%
25 to 29	363	389	463	664	762	399	110%
30 to 34	260	248	270	432	468	208	80%
35 to 39	309	243	346	482	544	235	76%
40 to 44	407	333	430	562	714	307	75%
45 to 49	489	376	379	657	768	279	57%
50 to 54	480	412	444	691	753	273	57%
55 to 59	435	468	483	587	826	391	90%
60 to 61	132	144	143	174	243	111	84%
62 to 64	180	255	272	363	419	239	133%
65 to 69	224	352	440	497	479	255	114%
70 to 74	180	290	421	496	463	283	157%
75 to 79	140	162	307	487	453	313	224%
80 to 84	117	98	209	391	384	267	228%
85 and over	94	101	152	389	589	495	527%
Median Age	37.2	40.4	40.5	41.0	41.5	4.3	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,100	5,924	7,282	10,367	11,745	5,645	93%
Hispanic	1,594	1,712	2,219	3,257	3,659	2,065	130%
Non-Hispanic	4,506	4,212	5,063	7,110	8,086	3,580	79%
White	4,109	3,806	4,535	6,345	7,181	3,072	75%
Black	73	76	96	138	163	90	123%
American Indian	35	20	14	10	6	-29	-83%
Asian	145	183	263	402	499	354	244%
Hawaiian / Pacific Islander	1	2	5	8	9	8	800%
Other	41	26	24	26	26	-15	-37%
Two or More Races	102	99	126	181	202	100	98%

GROWTH TRENDS IN TOTAL POPULATION



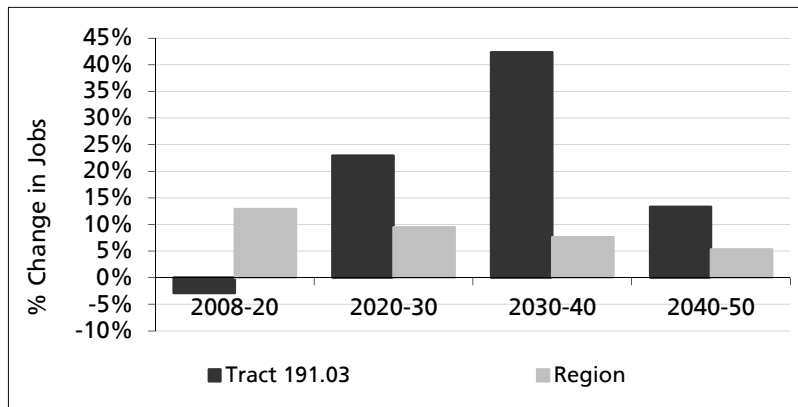
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,143	1,158	1,259	1,628	2,473	1,330	116%
Civilian Jobs	1,143	1,158	1,259	1,628	2,473	1,330	116%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	15,652	15,652	15,652	15,652	15,652	0	0%
Developed Acres	13,130	13,339	13,669	15,022	15,243	2,112	16%
Low Density Single Family	5,100	5,338	6,335	10,117	11,508	6,407	126%
Single Family	74	94	111	165	181	108	146%
Multiple Family	2	2	2	2	2	0	0%
Mobile Homes	105	105	105	105	105	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	52	54	65	81	84	32	61%
Commercial/Services	157	157	157	169	209	52	33%
Office	1	1	1	1	1	0	0%
Schools	67	67	67	67	67	0	0%
Roads and Freeways	323	323	323	323	323	0	0%
Agricultural and Extractive ²	6,992	6,941	6,246	3,737	2,506	-4,486	-64%
Parks and Military Use	254	254	254	254	254	0	0%
Vacant Developable Acres	2,445	2,236	1,906	552	332	-2,112	-86%
Low Density Single Family	2,405	2,196	1,882	542	326	-2,079	-86%
Single Family	21	21	5	3	0	-21	-99%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	16	16	16	6	4	-12	-75%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	77	77	77	77	77	0	0%
Employment Density³	4.1	4.1	4.3	5.1	6.8	2.7	66%
Residential Density⁴	0.4	0.4	0.4	0.4	0.4	0.0	-11%

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).