

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 213.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,419	10,151	11,520	11,763	11,917	3,498	42%
Household Population	8,290	10,018	11,368	11,579	11,715	3,425	41%
Group Quarters Population	129	133	152	184	202	73	57%
Civilian	129	133	152	184	202	73	57%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,733	3,282	3,703	3,706	3,706	973	36%
Single Family	2,619	3,170	3,591	3,594	3,594	975	37%
Multiple Family	96	96	96	96	96	0	0%
Mobile Homes	18	16	16	16	16	-2	-11%
Occupied Housing Units	2,600	3,151	3,571	3,569	3,574	974	37%
Single Family	2,491	3,044	3,464	3,460	3,465	974	39%
Multiple Family	93	93	93	95	95	2	2%
Mobile Homes	16	14	14	14	14	-2	-13%
Vacancy Rate	4.9%	4.0%	3.6%	3.7%	3.6%	-1.3	-27%
Single Family	4.9%	4.0%	3.5%	3.7%	3.6%	-1.3	-27%
Multiple Family	3.1%	3.1%	3.1%	1.0%	1.0%	-2.1	-68%
Mobile Homes	11.1%	12.5%	12.5%	12.5%	0.0%	-11.1	-100%
Persons per Household	3.19	3.18	3.18	3.24	3.28	0.09	3%

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	125	93	71	56	43	-82	-66%
\$15,000-\$29,999	161	175	127	96	75	-86	-53%
\$30,000-\$44,999	174	180	150	121	97	-77	-44%
\$45,000-\$59,999	252	300	273	243	206	-46	-18%
\$60,000-\$74,999	186	183	204	198	177	-9	-5%
\$75,000-\$99,999	364	578	687	701	678	314	86%
\$100,000-\$124,999	346	438	556	588	618	272	79%
\$125,000-\$149,999	352	425	489	513	558	206	59%
\$150,000-\$199,999	332	455	551	555	569	237	71%
\$200,000 or more	308	324	463	498	553	245	80%
Total Households	2,600	3,151	3,571	3,569	3,574	974	37%
Median Household Income							
Adjusted for inflation (\$1999)	\$102,746	\$103,796	\$112,298	\$115,710	\$120,672	\$17,926	17%

***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.

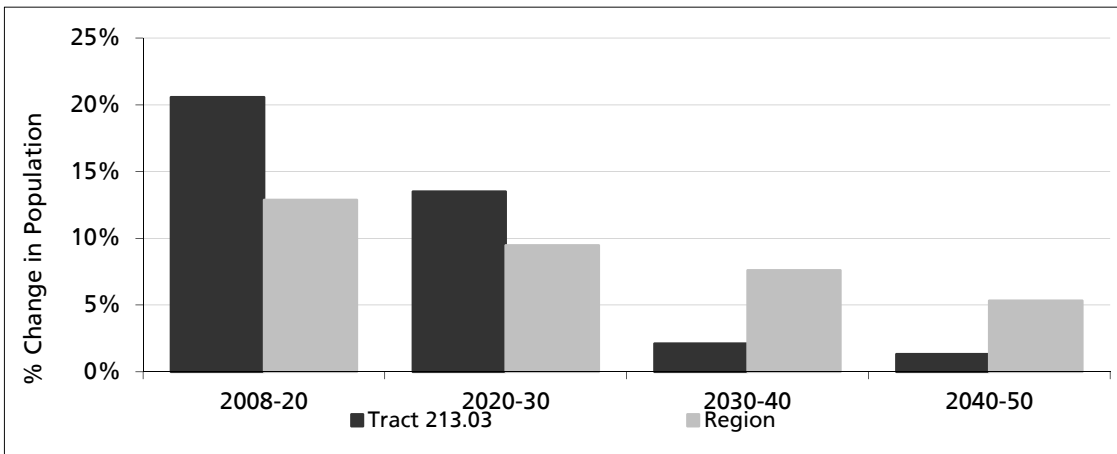
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,419	10,151	11,520	11,763	11,917	3,498	42%
Under 5	492	503	591	603	591	99	20%
5 to 9	348	389	437	424	414	66	19%
10 to 14	540	619	626	644	641	101	19%
15 to 17	460	477	484	498	492	32	7%
18 to 19	306	292	275	269	263	-43	-14%
20 to 24	739	780	896	855	864	125	17%
25 to 29	549	740	799	750	768	219	40%
30 to 34	272	317	329	339	324	52	19%
35 to 39	344	319	459	442	416	72	21%
40 to 44	469	465	609	562	610	141	30%
45 to 49	711	678	678	793	796	85	12%
50 to 54	789	820	805	885	852	63	8%
55 to 59	670	906	845	765	933	263	39%
60 to 61	263	387	398	357	440	177	67%
62 to 64	341	596	571	543	553	212	62%
65 to 69	342	653	764	669	563	221	65%
70 to 74	284	548	804	752	675	391	138%
75 to 79	255	356	646	813	781	526	206%
80 to 84	138	156	314	456	451	313	227%
85 and over	107	150	190	344	490	383	358%
Median Age	41.7	46.3	46.9	48.1	48.6	6.9	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,419	10,151	11,520	11,763	11,917	3,498	42%
Hispanic	1,572	2,255	2,676	2,902	3,157	1,585	101%
Non-Hispanic	6,847	7,896	8,844	8,861	8,760	1,913	28%
White	5,784	6,470	6,868	6,586	6,290	506	9%
Black	312	429	551	620	672	360	115%
American Indian	32	28	17	13	12	-20	-63%
Asian	311	475	776	946	1,063	752	242%
Hawaiian / Pacific Islander	51	65	86	98	103	52	102%
Other	10	9	10	9	9	-1	-10%
Two or More Races	347	420	536	589	611	264	76%

GROWTH TRENDS IN TOTAL POPULATION



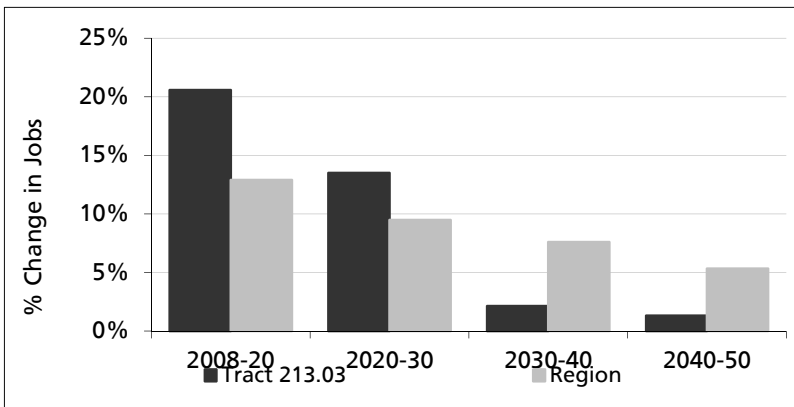
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,532	2,547	2,587	2,835	3,365	833	33%
Civilian Jobs	2,532	2,547	2,587	2,835	3,365	833	33%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	19,181	19,181	19,181	19,181	19,181	0	0%
Developed Acres	14,854	16,215	18,058	18,072	18,080	3,227	22%
Low Density Single Family	2,092	3,229	5,044	5,044	5,044	2,952	141%
Single Family	931	1,176	1,202	1,209	1,209	278	30%
Multiple Family	6	6	6	6	6	0	0%
Mobile Homes	5	5	5	5	5	0	0%
Other Residential	38	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	110	110	110	110	110	0	0%
Commercial/Services	1,154	1,154	1,156	1,166	1,189	35	3%
Office	1	1	1	2	3	2	152%
Schools	75	75	75	75	75	0	0%
Roads and Freeways	408	408	408	408	408	0	0%
Agricultural and Extractive ²	342	322	320	317	301	-41	-12%
Parks and Military Use	9,693	9,693	9,693	9,693	9,693	0	0%
Vacant Developable Acres	3,771	2,409	567	553	544	-3,227	-86%
Low Density Single Family	3,426	2,308	493	493	493	-2,932	-86%
Single Family	300	58	30	22	20	-280	-93%
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	13	13	13	7	1	-12	-91%
Office	2	2	2	2	0	-2	-82%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	29	29	29	29	29	0	0%
Constrained Acres	556	556	556	556	556	0	0%
Employment Density³	1.9	1.9	1.9	2.1	2.4	0.6	29%
Residential Density⁴	0.9	0.7	0.6	0.6	0.6	-0.3	-34%

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).