

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 193.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,918	8,252	9,795	9,975	12,157	5,239	76%
Household Population	6,868	8,199	9,728	9,898	12,073	5,205	76%
Group Quarters Population	50	53	67	77	84	34	68%
Civilian	50	53	67	77	84	34	68%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,310	2,719	3,189	3,189	3,861	1,551	67%
Single Family	1,878	2,287	2,734	2,734	2,716	838	45%
Multiple Family	333	333	356	356	1,044	711	214%
Mobile Homes	99	99	99	99	101	2	2%
Occupied Housing Units	2,212	2,627	3,094	3,097	3,745	1,533	69%
Single Family	1,789	2,204	2,655	2,655	2,645	856	48%
Multiple Family	324	327	343	346	1,002	678	209%
Mobile Homes	99	96	96	96	98	-1	-1%
Vacancy Rate	4.2%	3.4%	3.0%	2.9%	3.0%	-1.2	-29%
Single Family	4.7%	3.6%	2.9%	2.9%	2.6%	-2.1	-45%
Multiple Family	2.7%	1.8%	3.7%	2.8%	4.0%	1.3	48%
Mobile Homes	0.0%	3.0%	3.0%	3.0%	0.0%	0.0	0%
Persons per Household	3.10	3.12	3.14	3.20	3.22	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	176	145	120	103	87	-89	-51%
\$15,000-\$29,999	251	222	188	161	142	-109	-43%
\$30,000-\$44,999	332	379	363	345	322	-10	-3%
\$45,000-\$59,999	373	407	397	383	396	23	6%
\$60,000-\$74,999	257	320	391	388	445	188	73%
\$75,000-\$99,999	406	554	776	783	914	508	125%
\$100,000-\$124,999	223	309	424	468	655	432	194%
\$125,000-\$149,999	88	134	165	178	298	210	239%
\$150,000-\$199,999	78	119	146	149	258	180	231%
\$200,000 or more	28	38	124	139	228	200	714%
Total Households	2,212	2,627	3,094	3,097	3,745	1,533	69%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,954	\$67,523	\$77,835	\$80,380	\$88,143	\$29,189	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.

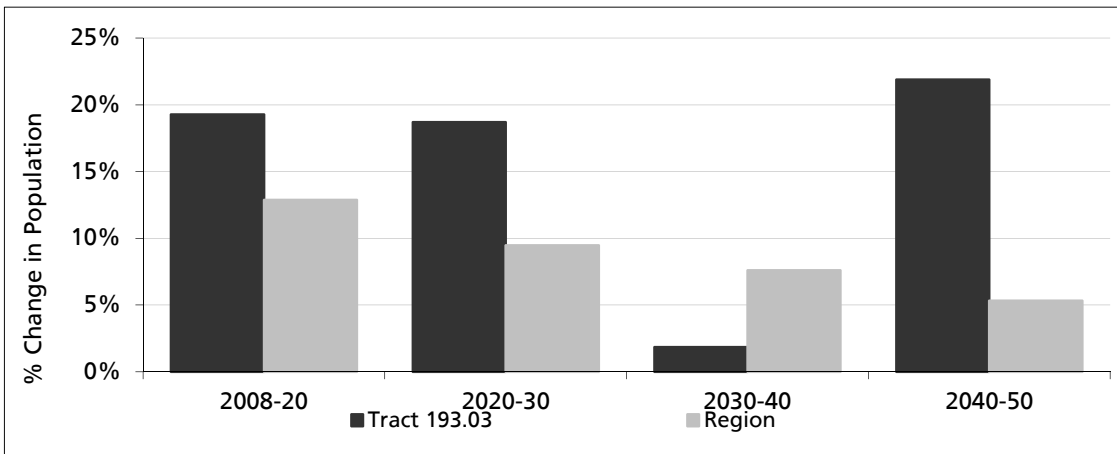
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,918	8,252	9,795	9,975	12,157	5,239	76%
Under 5	496	538	614	588	671	175	35%
5 to 9	408	481	540	529	616	208	51%
10 to 14	531	639	689	678	794	263	50%
15 to 17	356	389	417	410	487	131	37%
18 to 19	232	231	248	228	264	32	14%
20 to 24	540	572	689	637	760	220	41%
25 to 29	379	514	584	541	651	272	72%
30 to 34	310	356	368	414	476	166	54%
35 to 39	360	364	478	464	556	196	54%
40 to 44	486	482	595	543	706	220	45%
45 to 49	630	610	600	693	831	201	32%
50 to 54	550	581	601	634	706	156	28%
55 to 59	419	573	574	498	705	286	68%
60 to 61	149	223	232	202	293	144	97%
62 to 64	167	286	286	250	298	131	78%
65 to 69	220	433	588	544	591	371	169%
70 to 74	159	296	474	471	571	412	259%
75 to 79	208	291	558	660	765	557	268%
80 to 84	159	184	368	517	658	499	314%
85 and over	159	209	292	474	758	599	377%
Median Age	37.9	40.4	42.3	44.6	45.6	7.7	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,918	8,252	9,795	9,975	12,157	5,239	76%
Hispanic	1,764	2,595	3,431	3,893	5,217	3,453	196%
Non-Hispanic	5,154	5,657	6,364	6,082	6,940	1,786	35%
White	4,299	4,605	5,081	4,764	5,326	1,027	24%
Black	247	279	296	254	250	3	1%
American Indian	19	23	26	26	31	12	63%
Asian	306	411	541	593	775	469	153%
Hawaiian / Pacific Islander	55	57	57	52	58	3	5%
Other	4	6	8	8	9	5	125%
Two or More Races	224	276	355	385	491	267	119%

GROWTH TRENDS IN TOTAL POPULATION



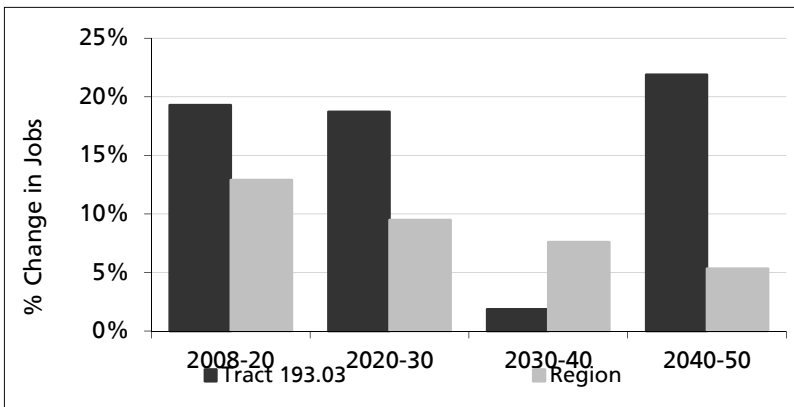
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	828	828	828	844	2,145	1,317	159%
Civilian Jobs	828	828	828	844	2,145	1,317	159%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,078	2,078	2,078	2,078	2,078	0	0%
Developed Acres	1,588	1,865	1,989	2,020	2,069	481	30%
Low Density Single Family	353	548	548	548	537	184	52%
Single Family	433	593	722	722	719	286	66%
Multiple Family	16	16	18	18	18	2	12%
Mobile Homes	10	10	10	10	10	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	17	17	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	25	25	25	25	71	46	186%
Office	0	0	0	0	0	0	0%
Schools	26	26	26	26	26	0	0%
Roads and Freeways	183	183	183	183	183	0	0%
Agricultural and Extractive ²	111	32	25	25	25	-86	-77%
Parks and Military Use	432	432	432	463	463	31	7%
Vacant Developable Acres	490	213	89	58	9	-481	-98%
Low Density Single Family	122	5	5	5	5	-117	-96%
Single Family	284	124	2	2	2	-282	-99%
Multiple Family	2	2	0	0	0	-2	-100%
Mixed Use	1	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	49	49	49	49	0	-49	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	31	31	31	0	0	-31	-100%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	16.2	16.2	16.2	16.5	20.2	4.0	25%
Residential Density⁴	2.8	2.3	2.5	2.5	3.0	0.1	5%

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).