

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 203.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,221	4,424	4,701	4,845	4,900	1,679	52%
Household Population	3,138	4,317	4,546	4,628	4,657	1,519	48%
Group Quarters Population	83	107	155	217	243	160	193%
Civilian	83	107	155	217	243	160	193%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,225	1,543	1,602	1,602	1,602	377	31%
Single Family	750	1,068	1,127	1,127	1,127	377	50%
Multiple Family	475	475	475	475	475	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,131	1,490	1,552	1,553	1,554	423	37%
Single Family	685	1,028	1,090	1,091	1,092	407	59%
Multiple Family	446	462	462	462	462	16	4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.7%	3.4%	3.1%	3.1%	3.0%	-4.7	-61%
Single Family	8.7%	3.7%	3.3%	3.2%	3.1%	-5.6	-64%
Multiple Family	6.1%	2.7%	2.7%	2.7%	2.7%	-3.4	-56%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.90	2.93	2.98	3.00	0.23	8%

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	208	171	137	109	84	-124	-60%
\$15,000-\$29,999	254	216	184	150	121	-133	-52%
\$30,000-\$44,999	244	256	245	227	220	-24	-10%
\$45,000-\$59,999	209	210	217	209	201	-8	-4%
\$60,000-\$74,999	100	159	169	169	167	67	67%
\$75,000-\$99,999	77	201	222	226	228	151	196%
\$100,000-\$124,999	21	116	137	152	157	136	648%
\$125,000-\$149,999	9	73	119	142	156	147	1633%
\$150,000-\$199,999	8	69	89	123	159	151	1888%
\$200,000 or more	1	19	33	46	61	60	6000%
Total Households	1,131	1,490	1,552	1,553	1,554	423	37%
Median Household Income							
Adjusted for inflation (\$1999)	\$36,363	\$52,286	\$59,516	\$67,234	\$73,563	\$37,200	102%

***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.

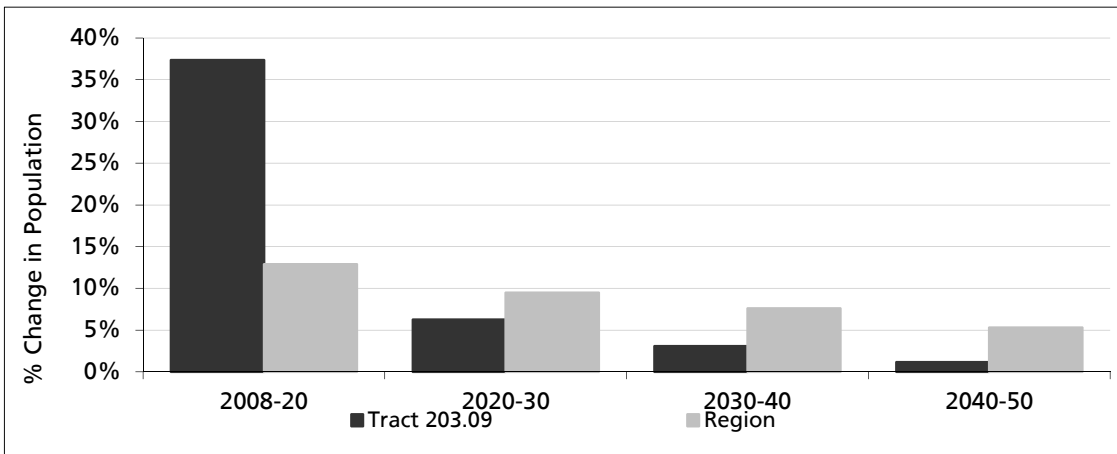
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,221	4,424	4,701	4,845	4,900	1,679	52%
Under 5	276	323	349	355	320	44	16%
5 to 9	266	432	382	305	301	35	13%
10 to 14	192	340	284	278	364	172	90%
15 to 17	117	159	160	188	233	116	99%
18 to 19	69	89	70	77	109	40	58%
20 to 24	147	199	176	254	224	77	52%
25 to 29	246	345	317	378	342	96	39%
30 to 34	282	343	426	522	515	233	83%
35 to 39	308	273	495	505	474	166	54%
40 to 44	264	296	373	297	333	69	26%
45 to 49	222	286	242	276	318	96	43%
50 to 54	149	238	189	208	230	81	54%
55 to 59	134	181	171	208	226	92	69%
60 to 61	45	90	105	84	71	26	58%
62 to 64	60	123	126	90	100	40	67%
65 to 69	85	191	237	198	183	98	115%
70 to 74	86	185	214	188	160	74	86%
75 to 79	60	104	162	144	106	46	77%
80 to 84	90	89	98	116	92	2	2%
85 and over	123	138	125	174	199	76	62%
Median Age	35.3	34.7	36.9	35.6	35.4	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,221	4,424	4,701	4,845	4,900	1,679	52%
Hispanic	1,264	2,003	2,536	2,950	3,286	2,022	160%
Non-Hispanic	1,957	2,421	2,165	1,895	1,614	-343	-18%
White	1,560	1,770	1,428	1,110	777	-783	-50%
Black	97	201	257	289	335	238	245%
American Indian	16	15	6	4	3	-13	-81%
Asian	179	222	239	246	248	69	39%
Hawaiian / Pacific Islander	8	21	24	27	29	21	263%
Other	1	4	5	6	8	7	700%
Two or More Races	96	188	206	213	214	118	123%

GROWTH TRENDS IN TOTAL POPULATION



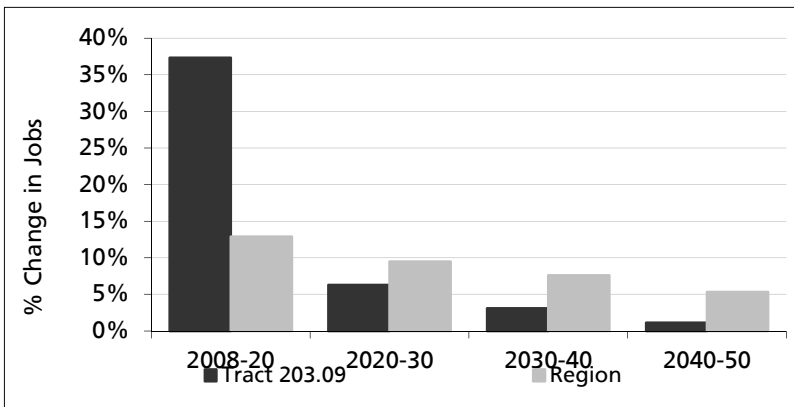
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	953	1,122	1,122	1,122	1,301	348	37%
Civilian Jobs	953	1,122	1,122	1,122	1,301	348	37%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	702	702	702	702	702	0	0%
Developed Acres	604	651	670	670	673	69	11%
Low Density Single Family	95	33	33	33	33	-62	-65%
Single Family	215	312	332	332	332	117	54%
Multiple Family	34	34	34	34	34	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	16	16	16	16	16	0	0%
Commercial/Services	28	44	44	44	44	17	60%
Office	0	0	0	0	3	3	--
Schools	12	12	12	12	12	0	0%
Roads and Freeways	182	182	182	182	182	0	0%
Agricultural and Extractive ²	5	1	0	0	0	-5	-100%
Parks and Military Use	17	17	17	17	17	0	0%
Vacant Developable Acres	75	28	9	9	6	-69	-92%
Low Density Single Family	20	1	1	1	1	-19	-93%
Single Family	32	19	0	0	0	-31	-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	17	0	0	0	0	-17	-98%
Office	7	7	7	7	4	-3	-37%
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	23	23	23	23	23	0	0%
Employment Density³	17.2	15.5	15.5	15.5	17.4	0.3	1%
Residential Density⁴	3.6	4.1	4.0	4.0	4.0	0.5	13%

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).