

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 123.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,410	3,659	3,898	4,162	4,355	945	28%
Household Population	3,223	3,458	3,678	3,917	4,091	868	27%
Group Quarters Population	187	201	220	245	264	77	41%
Civilian	187	201	220	245	264	77	41%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,527	1,531	1,613	1,690	1,730	203	13%
Single Family	694	698	780	857	861	167	24%
Multiple Family	833	833	833	833	869	36	4%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,390	1,478	1,561	1,637	1,674	284	20%
Single Family	637	668	751	827	832	195	31%
Multiple Family	753	810	810	810	842	89	12%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.0%	3.5%	3.2%	3.1%	3.2%	-5.8	-64%
Single Family	8.2%	4.3%	3.7%	3.5%	3.4%	-4.8	-59%
Multiple Family	9.6%	2.8%	2.8%	2.8%	3.1%	-6.5	-68%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.32	2.34	2.36	2.39	2.44	0.12	5%

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	154	132	116	106	103	-51	-33%
\$15,000-\$29,999	240	218	195	179	176	-64	-27%
\$30,000-\$44,999	201	192	181	176	174	-27	-13%
\$45,000-\$59,999	244	259	263	263	266	22	9%
\$60,000-\$74,999	158	205	223	233	235	77	49%
\$75,000-\$99,999	173	223	251	271	281	108	62%
\$100,000-\$124,999	88	130	172	201	208	120	136%
\$125,000-\$149,999	57	68	93	121	138	81	142%
\$150,000-\$199,999	38	43	53	67	69	31	82%
\$200,000 or more	37	8	14	20	24	-13	-35%
Total Households	1,390	1,478	1,561	1,637	1,674	284	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$51,148	\$56,409	\$61,715	\$66,084	\$67,532	\$16,384	32%

***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.

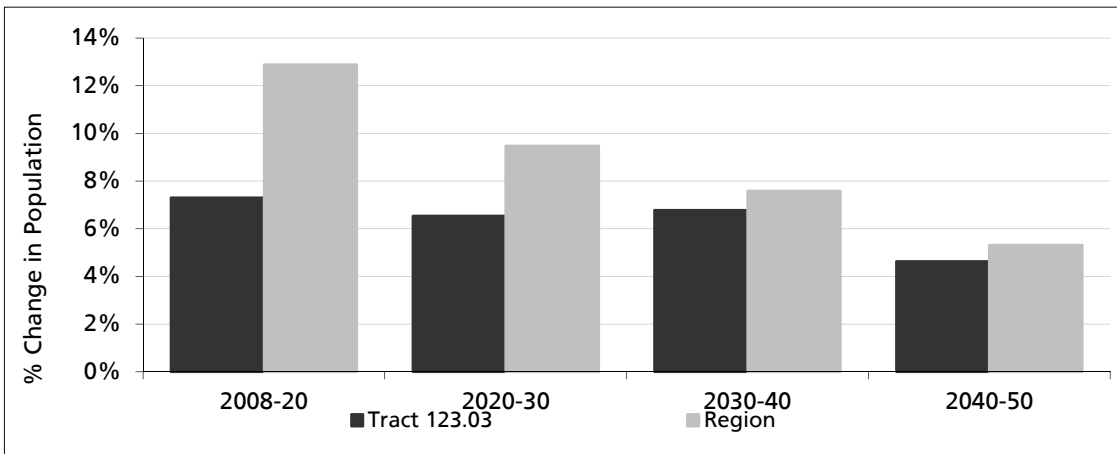
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,410	3,659	3,898	4,162	4,355	945	28%
Under 5	321	309	302	301	296	-25	-8%
5 to 9	262	294	272	267	268	6	2%
10 to 14	219	251	231	227	227	8	4%
15 to 17	169	156	158	157	160	-9	-5%
18 to 19	87	64	67	69	78	-9	-10%
20 to 24	240	221	280	264	273	33	14%
25 to 29	222	236	239	259	259	37	17%
30 to 34	331	296	246	316	306	-25	-8%
35 to 39	256	202	221	217	223	-33	-13%
40 to 44	192	190	184	175	211	19	10%
45 to 49	167	142	136	162	157	-10	-6%
50 to 54	152	170	172	188	187	35	23%
55 to 59	136	183	186	176	218	82	60%
60 to 61	40	63	58	53	49	9	23%
62 to 64	76	125	110	108	112	36	47%
65 to 69	104	188	231	224	220	116	112%
70 to 74	128	224	294	280	282	154	120%
75 to 79	96	128	212	267	278	182	190%
80 to 84	84	80	141	194	200	116	138%
85 and over	128	137	158	258	351	223	174%
Median Age	32.8	35.1	38.5	40.1	42.1	9.3	28%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,410	3,659	3,898	4,162	4,355	945	28%
Hispanic	1,441	1,678	1,877	2,091	2,242	801	56%
Non-Hispanic	1,969	1,981	2,021	2,071	2,113	144	7%
White	1,319	1,284	1,285	1,289	1,288	-31	-2%
Black	154	172	185	189	186	32	21%
American Indian	25	16	9	0	0	-25	-100%
Asian	344	387	424	465	504	160	47%
Hawaiian / Pacific Islander	12	10	3	0	0	-12	-100%
Other	13	8	1	0	0	-13	-100%
Two or More Races	102	104	114	128	135	33	32%

GROWTH TRENDS IN TOTAL POPULATION



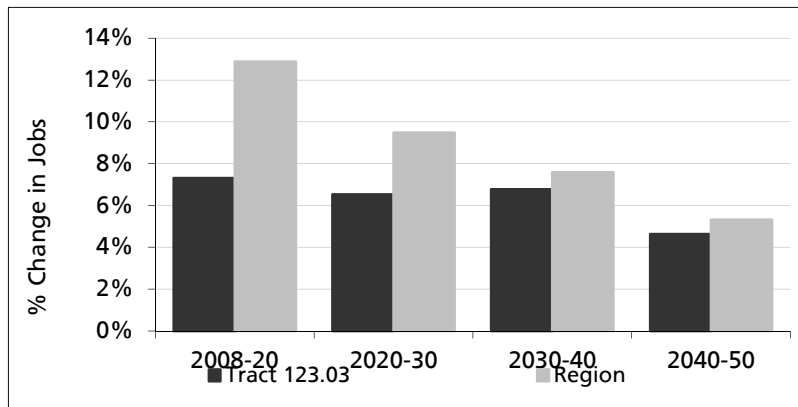
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,038	1,039	1,087	1,096	1,096	58	6%
Civilian Jobs	1,038	1,039	1,087	1,096	1,096	58	6%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	429	429	429	429	429	0	0%
Developed Acres	427	427	427	428	429	2	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	147	147	147	148	149	2	1%
Multiple Family	38	38	38	38	38	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	17	17	17	17	17	0	0%
Mixed Use	0	0	2	2	2	2	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	34	34	34	34	34	0	-1%
Office	4	4	2	2	2	-2	-49%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	132	132	132	132	132	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	49	49	49	49	49	0	0%
Vacant Developable Acres	3	3	3	1	0	-2	-86%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	3	1	0	-2	-86%
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	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	23.4	23.4	25.1	25.3	25.3	2.0	8%
Residential Density⁴	7.6	7.6	7.9	8.3	8.4	0.9	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).