

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 91.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,627	3,745	3,956	4,539	4,604	977	27%
Household Population	3,593	3,685	3,851	4,379	4,391	798	22%
Group Quarters Population	34	60	105	160	213	179	526%
Civilian	34	60	105	160	213	179	526%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,700	1,714	1,744	1,963	1,963	263	15%
Single Family	1,283	1,297	1,296	1,315	1,315	32	2%
Multiple Family	417	417	448	648	648	231	55%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,603	1,619	1,665	1,879	1,884	281	18%
Single Family	1,208	1,227	1,240	1,263	1,267	59	5%
Multiple Family	395	392	425	616	617	222	56%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.7%	5.5%	4.5%	4.3%	4.0%	-1.7	-30%
Single Family	5.8%	5.4%	4.3%	4.0%	3.7%	-2.1	-36%
Multiple Family	5.3%	6.0%	5.1%	4.9%	4.8%	-0.5	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.24	2.28	2.31	2.33	2.33	0.09	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	145	126	113	97	90	-55	-38%
\$15,000-\$29,999	288	234	217	196	176	-112	-39%
\$30,000-\$44,999	167	157	152	143	132	-35	-21%
\$45,000-\$59,999	219	213	212	205	194	-25	-11%
\$60,000-\$74,999	163	150	152	169	167	4	2%
\$75,000-\$99,999	264	335	355	431	432	168	64%
\$100,000-\$124,999	129	175	220	323	367	238	184%
\$125,000-\$149,999	73	82	87	107	111	38	52%
\$150,000-\$199,999	102	115	121	140	140	38	37%
\$200,000 or more	53	32	36	68	75	22	42%
Total Households	1,603	1,619	1,665	1,879	1,884	281	18%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,801	\$67,950	\$73,668	\$82,512	\$85,590	\$26,789	46%

***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.

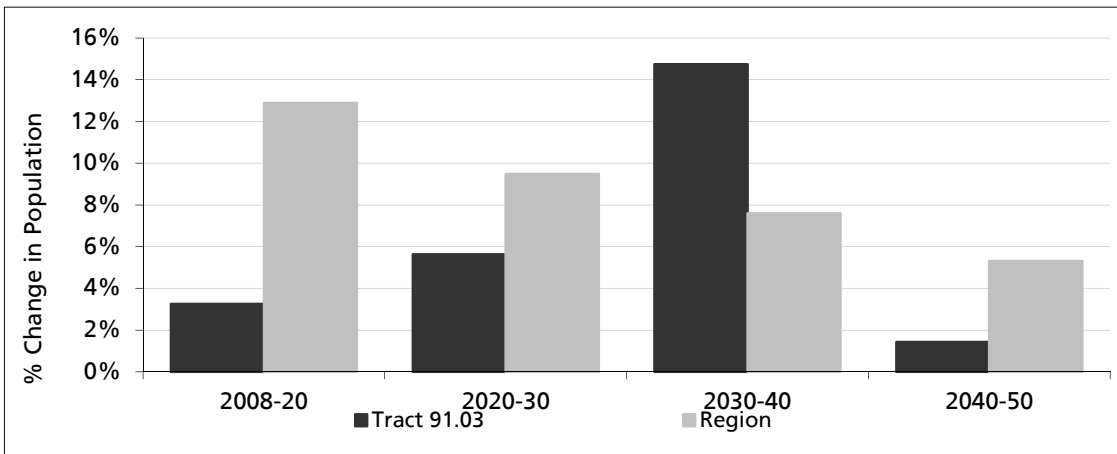
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,627	3,745	3,956	4,539	4,604	977	27%
Under 5	104	95	93	96	91	-13	-13%
5 to 9	137	132	131	145	139	2	1%
10 to 14	183	189	176	194	191	8	4%
15 to 17	104	98	91	100	98	-6	-6%
18 to 19	78	69	59	63	59	-19	-24%
20 to 24	148	139	141	146	147	-1	-1%
25 to 29	124	147	148	149	156	32	26%
30 to 34	217	209	194	220	213	-4	-2%
35 to 39	253	185	216	230	221	-32	-13%
40 to 44	308	251	271	281	299	-9	-3%
45 to 49	349	275	235	311	317	-32	-9%
50 to 54	283	242	207	248	238	-45	-16%
55 to 59	283	311	257	243	306	23	8%
60 to 61	106	141	124	113	141	35	33%
62 to 64	135	214	202	219	225	90	67%
65 to 69	155	273	317	320	288	133	86%
70 to 74	157	256	331	334	309	152	97%
75 to 79	172	200	324	426	404	232	135%
80 to 84	153	137	234	337	305	152	99%
85 and over	178	182	205	364	457	279	157%
Median Age	47.3	51.7	55.3	56.8	57.2	9.9	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,627	3,745	3,956	4,539	4,604	977	27%
Hispanic	447	613	754	1,011	1,177	730	163%
Non-Hispanic	3,180	3,132	3,202	3,528	3,427	247	8%
White	2,837	2,735	2,756	2,978	2,833	-4	0%
Black	24	28	32	40	43	19	79%
American Indian	8	8	8	9	9	1	13%
Asian	190	228	253	313	339	149	78%
Hawaiian / Pacific Islander	7	9	9	10	10	3	43%
Other	6	6	6	6	6	0	0%
Two or More Races	108	118	138	172	187	79	73%

GROWTH TRENDS IN TOTAL POPULATION



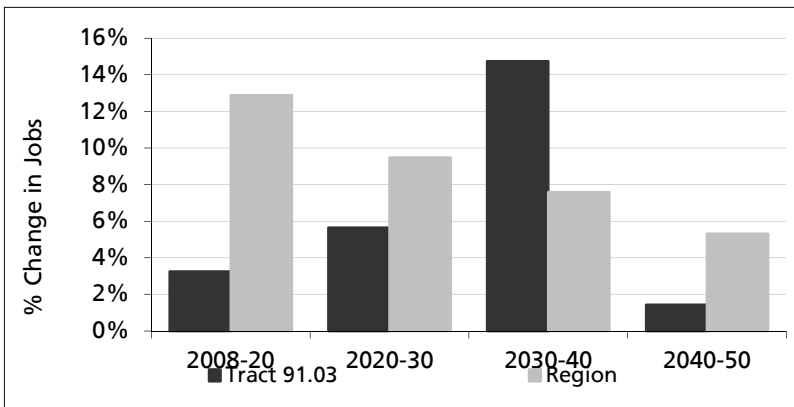
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	904	906	906	906	906	2	0%
Civilian Jobs	904	906	906	906	906	2	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	438	438	438	438	438	0	0%
Developed Acres	436	438	438	438	438	2	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	221	223	223	222	222	1	1%
Multiple Family	12	12	12	12	12	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	1	10	10	10	--
Industrial	2	2	2	1	1	0	-21%
Commercial/Services	40	40	40	31	31	-9	-22%
Office	1	1	0	0	0	-1	-100%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	113	113	113	113	113	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	43	43	43	43	43	0	0%
Vacant Developable Acres	2	0	0	0	0	-2	-86%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
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	19.1	19.2	19.4	21.3	21.3	2.1	11%
Residential Density⁴	7.3	7.3	7.4	8.2	8.2	0.9	12%

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).