

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 96.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,736	6,286	7,231	9,698	14,538	9,802	207%
Household Population	4,552	6,084	6,980	9,371	14,172	9,620	211%
Group Quarters Population	184	202	251	327	366	182	99%
Civilian	184	202	251	327	366	182	99%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,694	3,282	3,684	4,693	6,968	4,274	159%
Single Family	145	145	145	145	144	-1	-1%
Multiple Family	2,549	3,137	3,539	4,548	6,824	4,275	168%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,548	3,129	3,477	4,447	6,653	4,105	161%
Single Family	141	141	142	142	142	1	1%
Multiple Family	2,407	2,988	3,335	4,305	6,511	4,104	171%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.4%	4.7%	5.6%	5.2%	4.5%	-0.9	-17%
Single Family	2.8%	2.8%	2.1%	2.1%	1.4%	-1.4	-50%
Multiple Family	5.6%	4.7%	5.8%	5.3%	4.6%	-1.0	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.79	1.94	2.01	2.11	2.13	0.34	19%

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	331	340	258	218	195	-136	-41%
\$15,000-\$29,999	547	550	444	394	369	-178	-33%
\$30,000-\$44,999	655	673	590	564	583	-72	-11%
\$45,000-\$59,999	406	497	487	503	596	190	47%
\$60,000-\$74,999	283	295	330	399	583	300	106%
\$75,000-\$99,999	215	333	512	704	1,116	901	419%
\$100,000-\$124,999	79	213	349	536	1,002	923	1168%
\$125,000-\$149,999	18	104	208	392	725	707	3928%
\$150,000-\$199,999	4	110	220	461	874	870	21750%
\$200,000 or more	10	14	79	276	610	600	6000%
Total Households	2,548	3,129	3,477	4,447	6,653	4,105	161%
Median Household Income							
Adjusted for inflation (\$1999)	\$39,069	\$45,045	\$58,753	\$80,167	\$97,413	\$58,344	149%

***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.

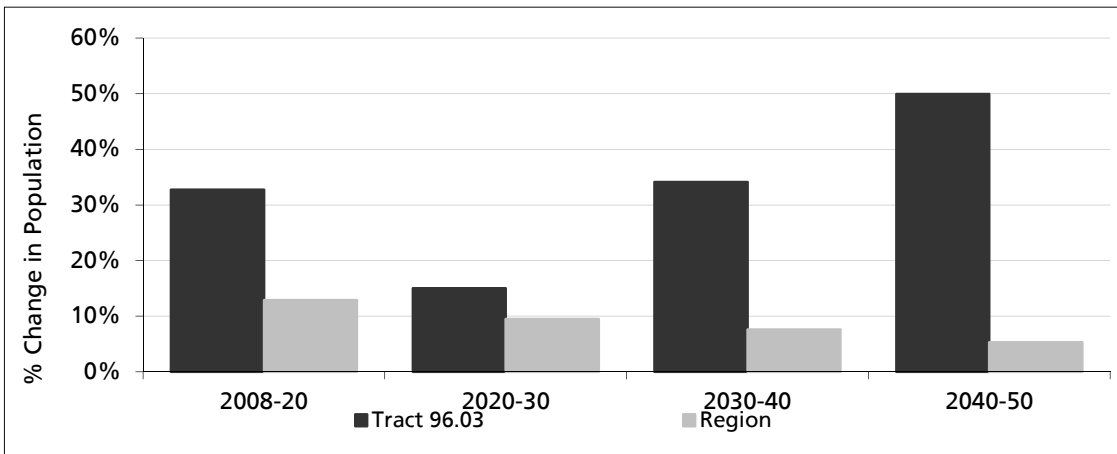
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,736	6,286	7,231	9,698	14,538	9,802	207%
Under 5	193	255	291	385	577	384	199%
5 to 9	183	240	272	353	530	347	190%
10 to 14	104	148	159	207	320	216	208%
15 to 17	55	69	74	100	162	107	195%
18 to 19	54	62	61	87	130	76	141%
20 to 24	75	95	108	139	225	150	200%
25 to 29	275	417	459	584	899	624	227%
30 to 34	774	962	1,008	1,389	1,894	1,120	145%
35 to 39	743	728	941	1,184	1,627	884	119%
40 to 44	529	570	665	850	1,359	830	157%
45 to 49	407	462	439	697	1,052	645	158%
50 to 54	304	394	383	545	837	533	175%
55 to 59	282	444	420	470	913	631	224%
60 to 61	98	158	152	160	306	208	212%
62 to 64	120	264	292	364	550	430	358%
65 to 69	146	338	449	536	729	583	399%
70 to 74	115	268	396	485	660	545	474%
75 to 79	101	165	294	449	551	450	446%
80 to 84	75	92	169	295	413	338	451%
85 and over	103	155	199	419	804	701	681%
Median Age	39.4	41.5	41.8	42.5	43.3	3.9	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,736	6,286	7,231	9,698	14,538	9,802	207%
Hispanic	813	1,286	1,587	2,278	3,636	2,823	347%
Non-Hispanic	3,923	5,000	5,644	7,420	10,902	6,979	178%
White	2,929	3,578	3,898	4,970	7,144	4,215	144%
Black	357	541	685	973	1,498	1,141	320%
American Indian	19	26	29	35	46	27	142%
Asian	386	533	646	910	1,398	1,012	262%
Hawaiian / Pacific Islander	25	43	52	72	109	84	336%
Other	13	18	20	27	41	28	215%
Two or More Races	194	261	314	433	666	472	243%

GROWTH TRENDS IN TOTAL POPULATION



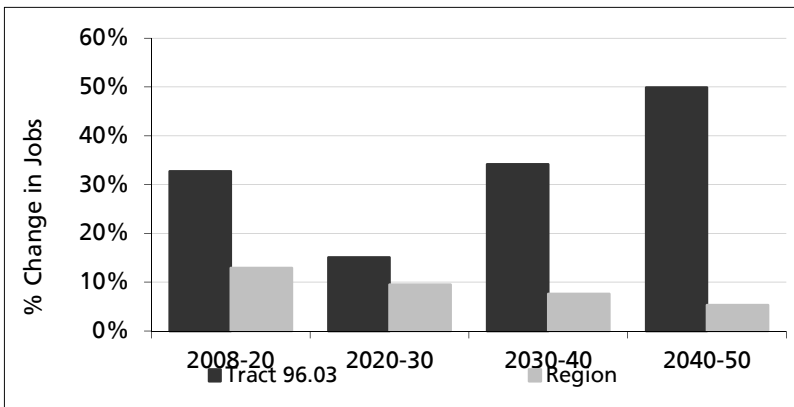
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,130	7,281	7,620	8,119	8,511	1,381	19%
Civilian Jobs	7,130	7,281	7,620	8,119	8,511	1,381	19%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	417	417	417	417	417	0	0%
Developed Acres	417	417	417	417	417	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	15	15	15	15	0	0%
Multiple Family	98	98	98	112	116	18	19%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	13	13	13	13	13	0	0%
Mixed Use	0	12	28	40	64	64	--
Industrial	49	52	57	39	24	-26	-52%
Commercial/Services	55	53	32	26	15	-40	-73%
Office	19	8	8	4	3	-16	-85%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	87	87	87	87	87	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	67	67	67	67	67	0	0%
Vacant Developable Acres	1	0	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	0	0	0	0	-1	-100%
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	52.2	55.4	61.7	79.1	98.0	45.8	88%
Residential Density⁴	21.5	25.0	26.4	29.3	39.6	18.1	84%

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).