

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 163.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,179	5,334	5,424	7,970	7,701	2,522	49%
Household Population	5,123	5,269	5,346	7,871	7,587	2,464	48%
Group Quarters Population	56	65	78	99	114	58	104%
Civilian	56	65	78	99	114	58	104%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,860	1,899	1,903	2,749	2,653	793	43%
Single Family	535	574	574	542	539	4	1%
Multiple Family	1,325	1,325	1,329	2,207	2,114	789	60%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,809	1,838	1,840	2,680	2,588	779	43%
Single Family	514	553	556	528	527	13	3%
Multiple Family	1,295	1,285	1,284	2,152	2,061	766	59%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.7%	3.2%	3.3%	2.5%	2.5%	-0.2	-7%
Single Family	3.9%	3.7%	3.1%	2.6%	2.2%	-1.7	-44%
Multiple Family	2.3%	3.0%	3.4%	2.5%	2.5%	0.2	9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.83	2.87	2.91	2.94	2.93	0.10	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	314	287	276	249	210	-104	-33%
\$15,000-\$29,999	449	430	430	415	367	-82	-18%
\$30,000-\$44,999	418	408	408	468	429	11	3%
\$45,000-\$59,999	322	331	328	456	441	119	37%
\$60,000-\$74,999	165	187	188	357	353	188	114%
\$75,000-\$99,999	77	112	122	386	409	332	431%
\$100,000-\$124,999	46	51	56	130	143	97	211%
\$125,000-\$149,999	18	30	30	83	87	69	383%
\$150,000-\$199,999	0	2	2	105	103	103	0%
\$200,000 or more	0	0	0	31	46	46	0%
Total Households	1,809	1,838	1,840	2,680	2,588	779	43%
Median Household Income							
Adjusted for inflation (\$1999)	\$35,078	\$37,426	\$37,868	\$51,842	\$54,796	\$19,718	56%

***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.

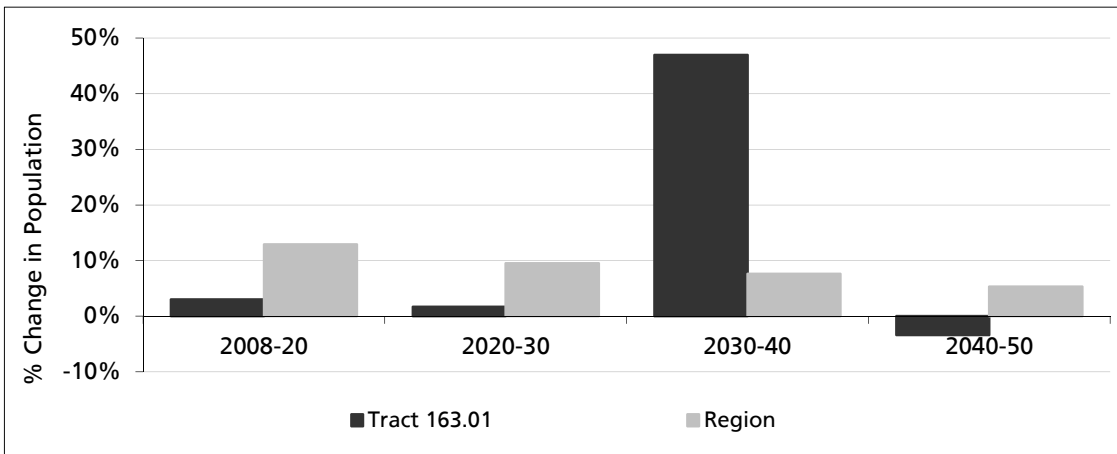
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,179	5,334	5,424	7,970	7,701	2,522	49%
Under 5	426	400	388	540	485	59	14%
5 to 9	454	473	448	629	579	125	28%
10 to 14	432	454	426	605	565	133	31%
15 to 17	223	213	210	293	282	59	26%
18 to 19	125	109	112	155	146	21	17%
20 to 24	275	244	292	400	375	100	36%
25 to 29	391	452	430	591	546	155	40%
30 to 34	415	420	374	580	535	120	29%
35 to 39	447	359	404	549	507	60	13%
40 to 44	456	392	399	536	566	110	24%
45 to 49	450	411	354	595	553	103	23%
50 to 54	340	330	296	446	401	61	18%
55 to 59	242	329	325	435	486	244	101%
60 to 61	85	132	143	201	218	133	156%
62 to 64	58	106	114	182	178	120	207%
65 to 69	101	183	237	343	315	214	212%
70 to 74	63	105	146	214	196	133	211%
75 to 79	72	85	135	255	262	190	264%
80 to 84	66	67	107	223	233	167	253%
85 and over	58	70	84	198	273	215	371%
Median Age	33.2	33.8	35.4	36.7	38.3	5.1	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,179	5,334	5,424	7,970	7,701	2,522	49%
Hispanic	1,751	2,145	2,410	3,854	4,029	2,278	130%
Non-Hispanic	3,428	3,189	3,014	4,116	3,672	244	7%
White	2,513	2,111	1,840	2,272	1,768	-745	-30%
Black	392	487	528	823	868	476	121%
American Indian	36	31	27	33	27	-9	-25%
Asian	241	312	366	611	647	406	168%
Hawaiian / Pacific Islander	18	22	24	41	40	22	122%
Other	12	13	13	19	18	6	50%
Two or More Races	216	213	216	317	304	88	41%

GROWTH TRENDS IN TOTAL POPULATION



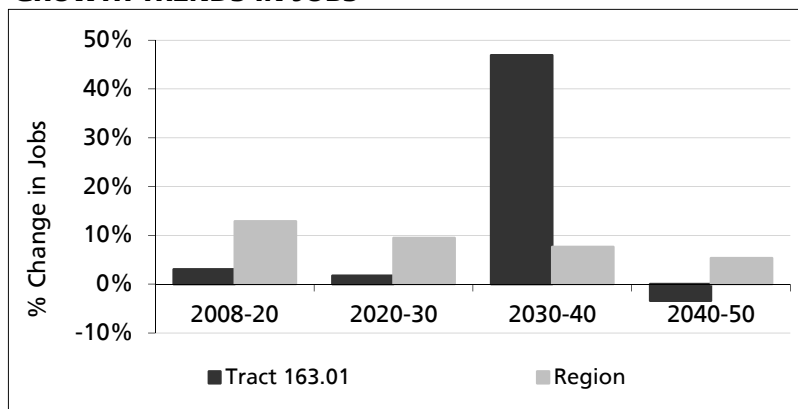
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	996	1,010	1,082	1,101	1,582	586	59%
Civilian Jobs	996	1,010	1,082	1,101	1,582	586	59%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	266	266	266	266	266	0	0%
Developed Acres	262	264	265	266	266	4	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	79	82	82	76	76	-4	-5%
Multiple Family	46	46	46	50	47	1	3%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	6	6	6	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	28	28	29	25	25	-4	-13%
Office	0	0	0	0	2	2	1438%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	84	84	84	84	84	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	16	16	16	16	18	2	11%
Vacant Developable Acres	4	2	0	0	0	-4	-88%
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	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0	-100%
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	26.4	26.8	28.1	29.6	40.8	14.4	54%
Residential Density⁴	14.9	14.9	14.9	21.3	21.1	6.2	42%

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).