

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 204.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,102	4,297	4,728	4,843	4,899	797	19%
Household Population	3,980	4,169	4,592	4,696	4,738	758	19%
Group Quarters Population	122	128	136	147	161	39	32%
Civilian	122	128	136	147	161	39	32%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,254	1,344	1,466	1,471	1,471	217	17%
Single Family	1,063	1,153	1,275	1,280	1,280	217	20%
Multiple Family	61	61	61	61	61	0	0%
Mobile Homes	130	130	130	130	130	0	0%
Occupied Housing Units	1,231	1,286	1,410	1,417	1,420	189	15%
Single Family	1,045	1,106	1,230	1,235	1,238	193	18%
Multiple Family	61	55	55	56	56	-5	-8%
Mobile Homes	125	125	125	126	126	1	1%
Vacancy Rate	1.8%	4.3%	3.8%	3.7%	3.5%	1.7	94%
Single Family	1.7%	4.1%	3.5%	3.5%	3.3%	1.6	94%
Multiple Family	0.0%	9.8%	9.8%	8.2%	8.2%	8.2	0%
Mobile Homes	3.8%	3.8%	3.8%	3.1%	0.0%	-3.8	-100%
Persons per Household	3.23	3.24	3.26	3.31	3.34	0.11	3%

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	76	65	55	48	42	-34	-45%
\$15,000-\$29,999	184	171	163	154	147	-37	-20%
\$30,000-\$44,999	188	182	172	159	149	-39	-21%
\$45,000-\$59,999	209	209	212	201	192	-17	-8%
\$60,000-\$74,999	152	164	176	176	176	24	16%
\$75,000-\$99,999	199	214	247	246	247	48	24%
\$100,000-\$124,999	108	134	180	190	200	92	85%
\$125,000-\$149,999	31	40	49	69	85	54	174%
\$150,000-\$199,999	63	74	90	95	97	34	54%
\$200,000 or more	21	33	66	79	85	64	305%
Total Households	1,231	1,286	1,410	1,417	1,420	189	15%
Median Household Income							
Adjusted for inflation (\$1999)	\$57,022	\$61,463	\$68,778	\$72,486	\$75,405	\$18,383	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.

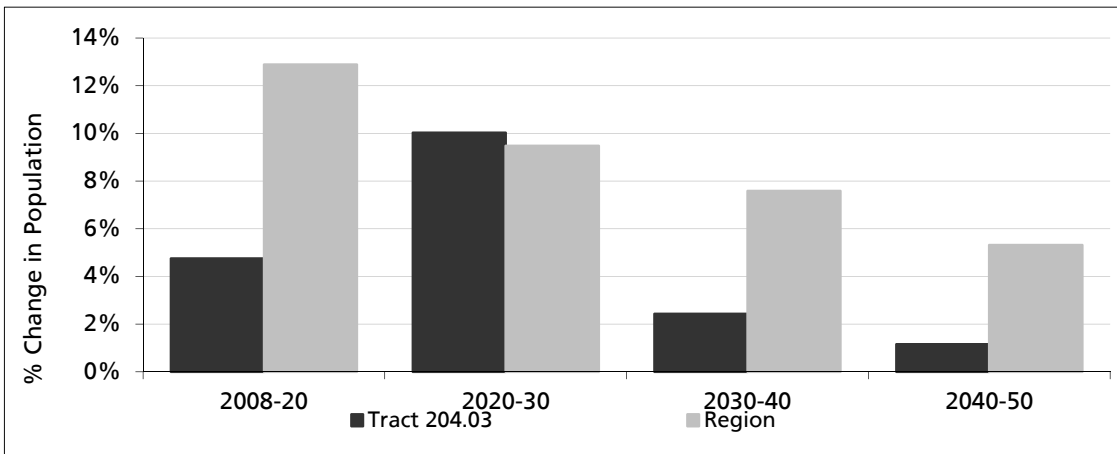
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,102	4,297	4,728	4,843	4,899	797	19%
Under 5	262	247	270	271	265	3	1%
5 to 9	215	242	256	266	267	52	24%
10 to 14	300	332	335	339	344	44	15%
15 to 17	206	196	197	190	191	-15	-7%
18 to 19	170	139	146	134	136	-34	-20%
20 to 24	277	253	293	273	269	-8	-3%
25 to 29	204	236	240	234	228	24	12%
30 to 34	177	179	174	202	198	21	12%
35 to 39	278	239	302	303	313	35	13%
40 to 44	333	310	345	320	375	42	13%
45 to 49	371	338	320	370	373	2	1%
50 to 54	338	307	293	303	279	-59	-17%
55 to 59	249	285	270	246	275	26	10%
60 to 61	71	87	90	87	97	26	37%
62 to 64	99	159	168	178	176	77	78%
65 to 69	165	285	366	380	372	207	125%
70 to 74	114	185	263	261	270	156	137%
75 to 79	105	118	187	203	191	86	82%
80 to 84	76	67	108	129	117	41	54%
85 and over	92	93	105	154	163	71	77%
Median Age	39.3	41.4	42.2	43.3	43.2	3.9	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,102	4,297	4,728	4,843	4,899	797	19%
Hispanic	1,228	1,699	2,256	2,721	3,102	1,874	153%
Non-Hispanic	2,874	2,598	2,472	2,122	1,797	-1,077	-37%
White	2,425	2,088	1,871	1,476	1,105	-1,320	-54%
Black	45	62	82	99	115	70	156%
American Indian	38	34	30	26	22	-16	-42%
Asian	243	279	330	354	380	137	56%
Hawaiian / Pacific Islander	4	6	7	7	7	3	75%
Other	17	18	22	22	22	5	29%
Two or More Races	102	111	130	138	146	44	43%

GROWTH TRENDS IN TOTAL POPULATION



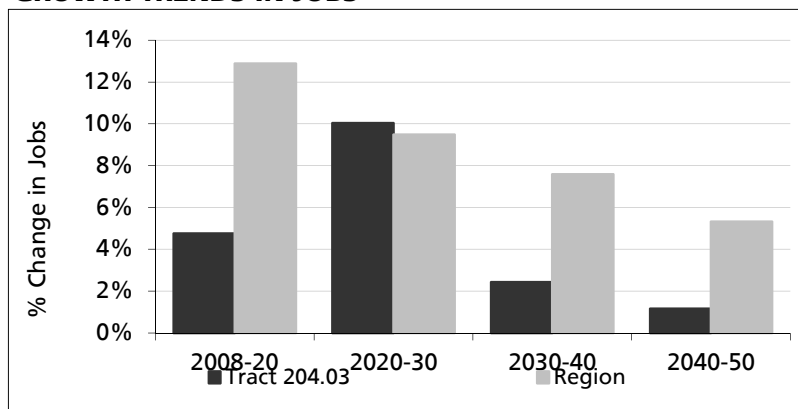
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,746	1,746	2,078	2,343	2,343	597	34%
Civilian Jobs	1,746	1,746	2,078	2,343	2,343	597	34%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	747	747	747	747	747	0	0%
Developed Acres	692	710	740	746	746	54	8%
Low Density Single Family	37	37	42	44	44	7	20%
Single Family	329	346	370	370	370	41	13%
Multiple Family	3	3	3	3	3	0	0%
Mobile Homes	10	10	10	10	10	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	63	63	69	73	73	11	17%
Office	4	4	4	4	4	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	221	221	221	221	221	0	0%
Agricultural and Extractive ²	5	5	0	0	0	-5	-100%
Parks and Military Use	5	5	5	5	5	0	0%
Vacant Developable Acres	55	38	7	1	1	-54	-98%
Low Density Single Family	5	5	2	0	0	-5	-100%
Single Family	39	21	1	1	1	-38	-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	11	11	4	0	0	-11	-100%
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	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	22.3	22.3	24.5	26.3	26.3	4.1	18%
Residential Density⁴	3.3	3.4	3.4	3.4	3.4	0.1	4%

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).