2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 148.03

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**4,929**	**5,070**	**5,145**	***5,283***	***5,301***	**372**	**8%**
Household Population	4,864	4,979	5,014	*5,109*	*5,095*	231	5%
Group Quarters Population	65	91	131	*174*	*206*	141	217%
Civilian	65	91	131	*174*	*206*	141	217%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,470**	**2,470**	**2,470**	***2,470***	***2,470***	**0**	**0%**
Single Family	700	700	700	*700*	*700*	0	0%
Multiple Family	1,770	1,770	1,770	*1,770*	*1,770*	0	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**2,404**	**2,407**	**2,410**	***2,414***	***2,411***	**7**	**0%**
Single Family	698	674	676	*677*	*678*	-20	-3%
Multiple Family	1,706	1,733	1,734	*1,737*	*1,733*	27	2%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**2.7%**	**2.6%**	**2.4%**	***2.3%***	***2.4%***	**-0.3**	**-11%**
Single Family	0.3%	3.7%	3.4%	*3.3%*	*3.1%*	2.8	933%
Multiple Family	3.6%	2.1%	2.0%	*1.9%*	*2.1%*	-1.5	-42%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.02**	**2.07**	**2.08**	***2.12***	***2.11***	**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	460	365	285	*254*	*228*	-232	-50%
$15,000-$29,999	548	479	404	*370*	*339*	-209	-38%
$30,000-$44,999	454	450	417	*407*	*388*	-66	-15%
$45,000-$59,999	360	359	364	*366*	*355*	-5	-1%
$60,000-$74,999	253	272	285	*289*	*285*	32	13%
$75,000-$99,999	145	243	301	*332*	*338*	193	133%
$100,000-$124,999	89	118	173	*193*	*218*	129	145%
$125,000-$149,999	57	77	95	*106*	*135*	78	137%
$150,000-$199,999	34	43	73	*82*	*95*	61	179%
$200,000 or more	4	1	13	*15*	*30*	26	650%
Total Households	2,404	2,407	2,410	*2,414*	*2,411*	7	0%
Median Household Income							
Adjusted for inflation ($1999)	$36,410	$41,983	$49,080	*$52,213*	*$55,585*	$19,175	53%

*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.

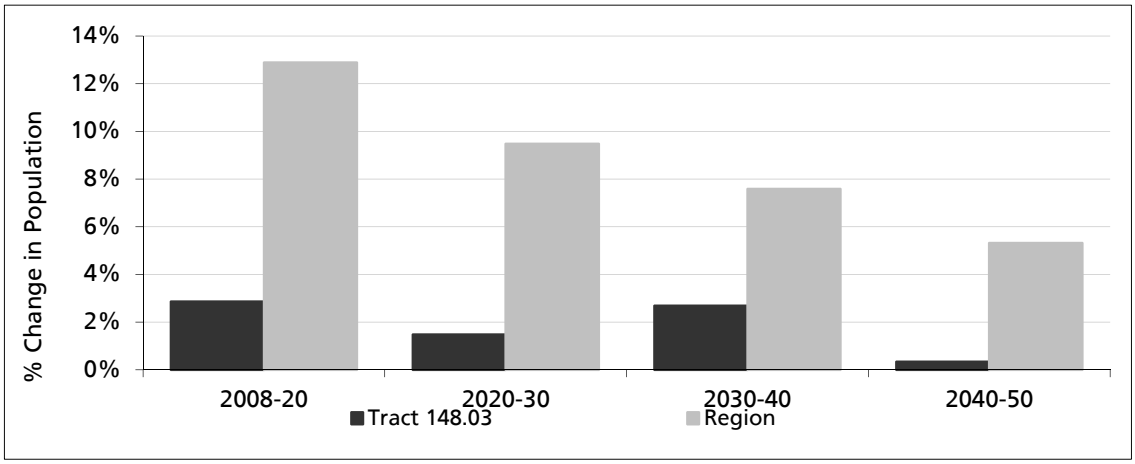
POPULATION BY AGE

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**4,929**	**5,070**	**5,145**	***5,283***	***5,301***	**372**	**8%**
Under 5	316	295	294	*281*	*276*	-40	-13%
5 to 9	251	230	229	*228*	*219*	-32	-13%
10 to 14	199	200	187	*189*	*186*	-13	-7%
15 to 17	140	129	113	*119*	*116*	-24	-17%
18 to 19	81	72	59	*56*	*53*	-28	-35%
20 to 24	191	188	191	*183*	*188*	-3	-2%
25 to 29	371	437	427	*401*	*411*	40	11%
30 to 34	535	548	510	*526*	*512*	-23	-4%
35 to 39	478	394	462	*456*	*442*	-36	-8%
40 to 44	335	280	303	*296*	*307*	-28	-8%
45 to 49	362	300	259	*310*	*316*	-46	-13%
50 to 54	326	292	259	*280*	*275*	-51	-16%
55 to 59	270	317	260	*225*	*284*	14	5%
60 to 61	96	120	108	*93*	*114*	18	19%
62 to 64	120	187	163	*152*	*155*	35	29%
65 to 69	159	267	287	*248*	*217*	58	36%
70 to 74	134	226	277	*240*	*213*	79	59%
75 to 79	156	181	274	*305*	*263*	107	69%
80 to 84	107	92	148	*183*	*159*	52	49%
85 and over	302	315	335	*512*	*595*	293	97%
Median Age	39.0	40.8	41.7	*43.4*	*44.0*	5.0	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**4,929**	**5,070**	**5,145**	***5,283***	***5,301***	**372**	**8%**
Hispanic	672	831	947	*1,066*	*1,166*	494	74%
Non-Hispanic	4,257	4,239	4,198	*4,217*	*4,135*	-122	-3%
White	3,444	3,268	3,100	*2,994*	*2,800*	-644	-19%
Black	212	275	324	*369*	*411*	199	94%
American Indian	16	18	18	*15*	*13*	-3	-19%
Asian	331	403	457	*513*	*571*	240	73%
Hawaiian / Pacific Islander	19	23	27	*31*	*32*	13	68%
Other	8	11	13	*14*	*14*	6	75%
Two or More Races	227	241	259	*281*	*294*	67	30%

GROWTH TRENDS IN TOTAL POPULATION



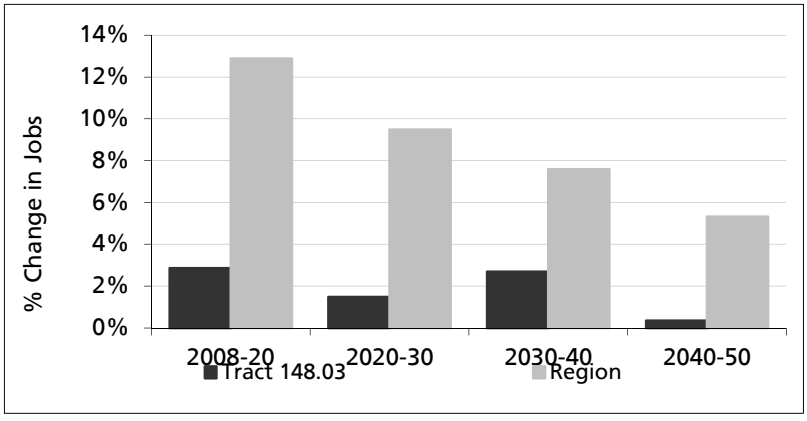
EMPLOYMENT

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Jobs	**3,450**	**3,469**	**3,611**	***3,621***	***3,625***	**175**	**5%**
Civilian Jobs	3,450	3,469	3,611	*3,621*	*3,625*	175	5%
Military Jobs	0	0	0	*0*	*0*	0	0%

LAND USE[1]

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Acres	**452**	**452**	**452**	***452***	***452***	**0**	**0%**
Developed Acres	**447**	**447**	**452**	***452***	***452***	**6**	**1%**
Low Density Single Family	0	0	0	*0*	*0*	0	0%
Single Family	131	131	131	*131*	*131*	0	0%
Multiple Family	66	66	66	*66*	*66*	0	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Other Residential	3	3	3	*3*	*3*	0	0%
Mixed Use	0	0	0	*0*	*0*	0	0%
Industrial	34	34	38	*38*	*38*	5	14%
Commercial/Services	88	88	88	*88*	*88*	0	0%
Office	5	5	5	*6*	*6*	1	10%
Schools	14	14	14	*14*	*14*	0	0%
Roads and Freeways	96	96	96	*96*	*96*	0	0%
Agricultural and Extractive[2]	0	0	0	*0*	*0*	0	0%
Parks and Military Use	10	10	10	*10*	*10*	0	0%
Vacant Developable Acres	**6**	**5**	**0**	***0***	***0***	**-6**	**-99%**
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	5	5	0	*0*	*0*	-5	-100%
Commercial/Services	0	0	0	*0*	*0*	0	-100%
Office	1	0	0	*0*	*0*	-1	-95%
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 Density[3]	**24.5**	**24.6**	**24.7**	***24.8***	***24.8***	**0.3**	**1%**
Residential Density[4]	**12.3**	**12.3**	**12.3**	***12.3***	***12.3***	**0.0**	**0%**

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).