

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 100.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,277	6,345	6,483	6,611	6,805	528	8%
Household Population	6,192	6,223	6,305	6,338	6,456	264	4%
Group Quarters Population	85	122	178	273	349	264	311%
Civilian	85	122	178	273	349	264	311%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,478	1,478	1,478	1,478	1,494	16	1%
Single Family	1,478	1,478	1,478	1,478	1,494	16	1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,420	1,418	1,422	1,427	1,444	24	2%
Single Family	1,420	1,418	1,422	1,427	1,444	24	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.9%	4.1%	3.8%	3.5%	3.3%	-0.6	-15%
Single Family	3.9%	4.1%	3.8%	3.5%	3.3%	-0.6	-15%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.36	4.39	4.43	4.44	4.47	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	98	78	58	52	49	-49	-50%
\$15,000-\$29,999	177	143	116	100	93	-84	-47%
\$30,000-\$44,999	226	221	204	194	187	-39	-17%
\$45,000-\$59,999	226	227	227	226	225	-1	0%
\$60,000-\$74,999	251	255	255	255	256	5	2%
\$75,000-\$99,999	256	258	262	263	266	10	4%
\$100,000-\$124,999	114	149	159	160	165	51	45%
\$125,000-\$149,999	39	58	100	120	126	87	223%
\$150,000-\$199,999	23	24	35	51	69	46	200%
\$200,000 or more	10	5	6	6	8	-2	-20%
Total Households	1,420	1,418	1,422	1,427	1,444	24	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,872	\$62,353	\$66,235	\$68,324	\$69,844	\$10,972	19%

***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.

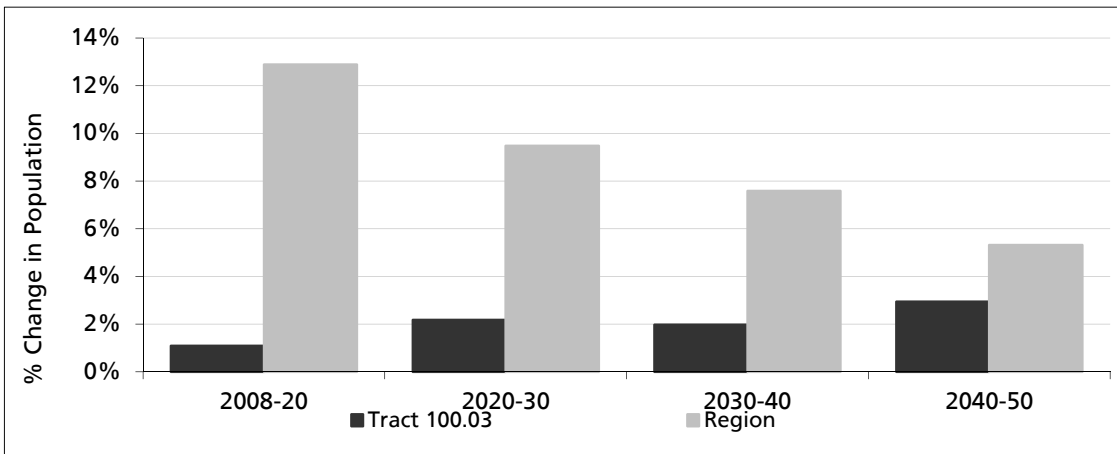
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,277	6,345	6,483	6,611	6,805	528	8%
Under 5	671	612	567	550	528	-143	-21%
5 to 9	505	515	470	460	448	-57	-11%
10 to 14	417	427	369	355	348	-69	-17%
15 to 17	327	290	264	243	250	-77	-24%
18 to 19	250	194	187	166	173	-77	-31%
20 to 24	683	557	626	562	565	-118	-17%
25 to 29	538	478	447	461	439	-99	-18%
30 to 34	432	355	282	338	326	-106	-25%
35 to 39	352	281	291	289	319	-33	-9%
40 to 44	268	259	253	223	285	17	6%
45 to 49	280	296	266	282	295	15	5%
50 to 54	269	327	343	346	327	58	22%
55 to 59	226	304	317	300	338	112	50%
60 to 61	94	139	157	165	177	83	88%
62 to 64	161	258	281	308	301	140	87%
65 to 69	300	459	541	563	547	247	82%
70 to 74	245	329	439	487	541	296	121%
75 to 79	173	174	268	340	376	203	117%
80 to 84	64	63	83	120	141	77	120%
85 and over	22	28	32	53	81	59	268%
Median Age	27.7	31.4	35.5	37.9	40.1	12.4	45%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,277	6,345	6,483	6,611	6,805	528	8%
Hispanic	3,657	3,910	4,155	4,454	4,795	1,138	31%
Non-Hispanic	2,620	2,435	2,328	2,157	2,010	-610	-23%
White	761	595	491	362	226	-535	-70%
Black	116	121	118	109	103	-13	-11%
American Indian	11	5	3	0	0	-11	-100%
Asian	1,366	1,367	1,375	1,362	1,371	5	0%
Hawaiian / Pacific Islander	75	52	34	18	4	-71	-95%
Other	5	1	0	0	0	-5	-100%
Two or More Races	286	294	307	306	306	20	7%

GROWTH TRENDS IN TOTAL POPULATION



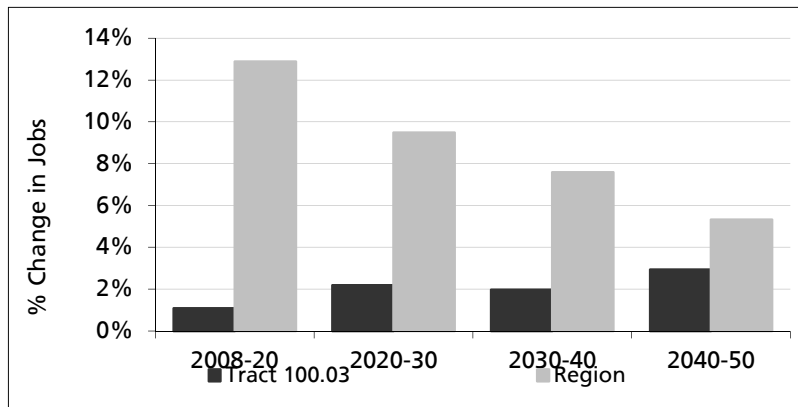
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	194	194	196	196	196	2	1%
Civilian Jobs	194	194	196	196	196	2	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	303	303	303	303	303	0	0%
Developed Acres	303	303	303	303	303	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	204	204	204	204	204	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	79	79	79	79	79	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	8	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
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	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	16.3	16.3	16.4	16.4	16.4	0.2	1%
Residential Density⁴	7.3	7.3	7.3	7.3	7.3	0.1	1%

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).