

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 30.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,986	5,880	5,898	5,970	6,004	1,018	20%
Household Population	4,938	5,810	5,793	5,808	5,806	868	18%
Group Quarters Population	48	70	105	162	198	150	313%
Civilian	48	70	105	162	198	150	313%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,573	1,840	1,848	1,859	1,873	300	19%
Single Family	1,567	1,834	1,842	1,853	1,867	300	19%
Multiple Family	6	6	6	6	6	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,507	1,781	1,795	1,810	1,824	317	21%
Single Family	1,501	1,777	1,791	1,806	1,821	320	21%
Multiple Family	6	4	4	4	3	-3	-50%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.2%	3.2%	2.9%	2.6%	2.6%	-1.6	-38%
Single Family	4.2%	3.1%	2.8%	2.5%	2.5%	-1.7	-40%
Multiple Family	0.0%	33.3%	33.3%	33.3%	50.0%	50.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.28	3.26	3.23	3.21	3.18	-0.10	-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	155	147	132	122	115	-40	-26%
\$15,000-\$29,999	245	241	230	222	218	-27	-11%
\$30,000-\$44,999	290	303	303	303	303	13	4%
\$45,000-\$59,999	207	229	229	229	229	22	11%
\$60,000-\$74,999	241	273	275	276	276	35	15%
\$75,000-\$99,999	201	281	285	289	292	91	45%
\$100,000-\$124,999	98	171	191	193	197	99	101%
\$125,000-\$149,999	45	74	88	108	122	77	171%
\$150,000-\$199,999	19	43	43	48	50	31	163%
\$200,000 or more	6	19	19	20	22	16	267%
Total Households	1,507	1,781	1,795	1,810	1,824	317	21%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,601	\$58,068	\$60,191	\$61,576	\$62,554	\$12,953	26%

***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.

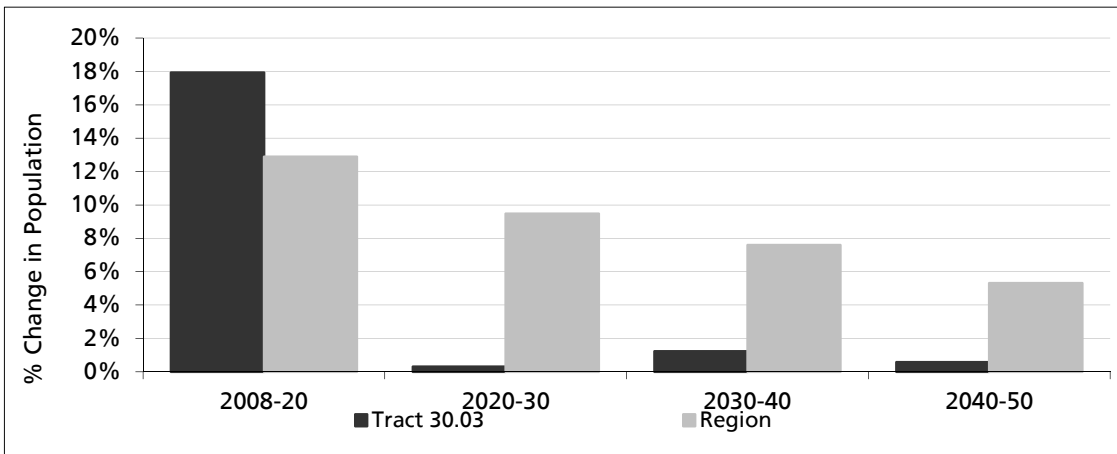
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,986	5,880	5,898	5,970	6,004	1,018	20%
Under 5	470	464	432	429	422	-48	-10%
5 to 9	352	410	367	374	329	-23	-7%
10 to 14	472	534	486	477	478	6	1%
15 to 17	318	325	284	276	278	-40	-13%
18 to 19	196	184	180	171	170	-26	-13%
20 to 24	550	572	613	585	583	33	6%
25 to 29	435	563	505	513	508	73	17%
30 to 34	366	407	358	405	401	35	10%
35 to 39	269	248	299	292	299	30	11%
40 to 44	213	205	228	224	259	46	22%
45 to 49	231	249	220	243	259	28	12%
50 to 54	288	333	293	311	298	10	3%
55 to 59	249	359	311	265	332	83	33%
60 to 61	53	89	74	66	69	16	30%
62 to 64	77	160	161	148	148	71	92%
65 to 69	182	365	450	430	400	218	120%
70 to 74	155	261	393	390	359	204	132%
75 to 79	47	68	113	135	124	77	164%
80 to 84	37	42	77	131	140	103	278%
85 and over	26	42	54	105	148	122	469%
Median Age	26.6	29.0	31.1	32.0	32.9	6.3	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,986	5,880	5,898	5,970	6,004	1,018	20%
Hispanic	1,936	2,590	2,830	3,148	3,473	1,537	79%
Non-Hispanic	3,050	3,290	3,068	2,822	2,531	-519	-17%
White	1,401	1,425	1,269	1,104	918	-483	-34%
Black	1,080	1,174	1,071	949	821	-259	-24%
American Indian	35	56	62	64	64	29	83%
Asian	263	317	322	333	339	76	29%
Hawaiian / Pacific Islander	40	35	26	22	8	-32	-80%
Other	8	13	15	17	19	11	138%
Two or More Races	223	270	303	333	362	139	62%

GROWTH TRENDS IN TOTAL POPULATION



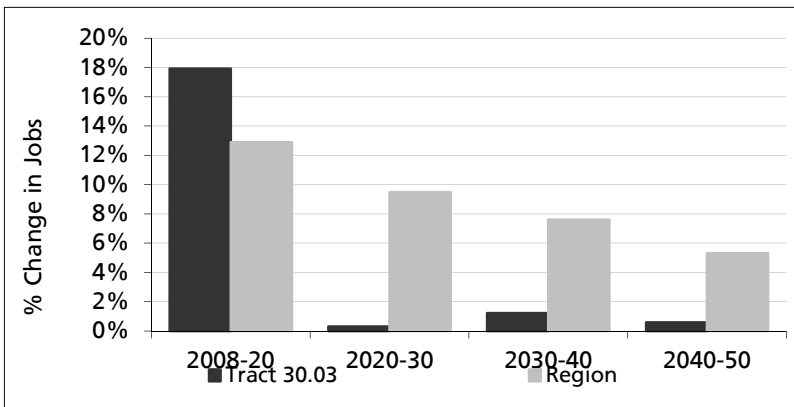
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,765	1,801	1,858	1,880	1,894	129	7%
Civilian Jobs	1,765	1,801	1,858	1,880	1,894	129	7%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	801	801	801	801	801	0	0%
Developed Acres	728	786	791	794	798	70	10%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	524	581	583	586	589	65	12%
Multiple Family	1	1	1	1	1	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	37	37	38	38	38	2	4%
Commercial/Services	7	7	7	7	7	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	1	3	3	3	3	--
Roads and Freeways	144	144	144	144	144	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	16	16	16	16	16	0	0%
Vacant Developable Acres	72	14	10	6	2	-70	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	68	10	9	6	2	-65	-97%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	1	1	0	0	-2	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	3	3	1	0	0	-3	-97%
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	40.3	40.2	39.2	39.0	39.0	-1.3	-3%
Residential Density⁴	3.0	3.2	3.2	3.2	3.2	0.2	6%

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).