

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 80.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,462	3,559	3,530	3,507	4,448	986	28%
Household Population	3,454	3,547	3,508	3,469	4,401	947	27%
Group Quarters Population	8	12	22	38	47	39	488%
Civilian	8	12	22	38	47	39	488%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,924	1,924	1,892	1,847	2,330	406	21%
Single Family	940	940	927	926	511	-429	-46%
Multiple Family	984	984	965	921	1,819	835	85%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,784	1,803	1,772	1,720	2,186	402	23%
Single Family	878	905	896	895	489	-389	-44%
Multiple Family	906	898	876	825	1,697	791	87%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.3%	6.3%	6.3%	6.9%	6.2%	-1.1	-15%
Single Family	6.6%	3.7%	3.3%	3.3%	4.3%	-2.3	-35%
Multiple Family	7.9%	8.7%	9.2%	10.4%	6.7%	-1.2	-15%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.94	1.97	1.98	2.02	2.01	0.07	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	209	160	130	110	120	-89	-43%
\$15,000-\$29,999	284	257	231	212	209	-75	-26%
\$30,000-\$44,999	379	347	321	297	316	-63	-17%
\$45,000-\$59,999	240	244	241	234	291	51	21%
\$60,000-\$74,999	166	206	209	205	268	102	61%
\$75,000-\$99,999	204	291	327	347	471	267	131%
\$100,000-\$124,999	109	120	124	126	201	92	84%
\$125,000-\$149,999	98	108	107	106	149	51	52%
\$150,000-\$199,999	62	61	73	75	132	70	113%
\$200,000 or more	33	9	9	8	29	-4	-12%
Total Households	1,784	1,803	1,772	1,720	2,186	402	23%
Median Household Income							
Adjusted for inflation (\$1999)	\$46,250	\$53,453	\$57,697	\$60,512	\$68,787	\$22,537	49%

***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.

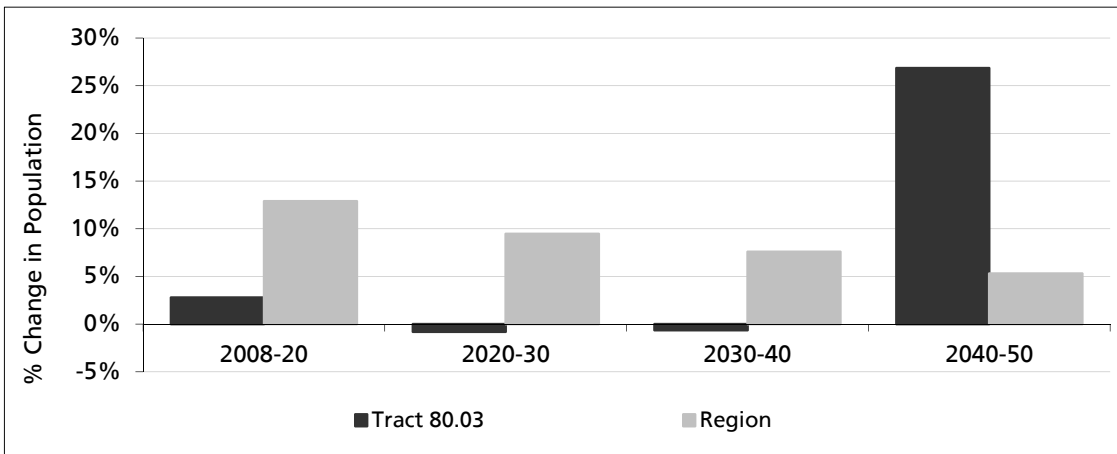
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,462	3,559	3,530	3,507	4,448	986	28%
Under 5	111	112	97	103	135	24	22%
5 to 9	116	115	96	89	101	-15	-13%
10 to 14	75	70	69	76	96	21	28%
15 to 17	49	46	61	56	75	26	53%
18 to 19	43	39	29	29	37	-6	-14%
20 to 24	64	72	60	62	93	29	45%
25 to 29	167	205	200	173	238	71	43%
30 to 34	548	654	594	591	670	122	22%
35 to 39	600	508	583	550	665	65	11%
40 to 44	485	255	275	259	352	-133	-27%
45 to 49	334	195	148	192	226	-108	-32%
50 to 54	197	204	176	177	222	25	13%
55 to 59	158	255	199	169	253	95	60%
60 to 61	53	94	76	69	114	61	115%
62 to 64	72	149	122	96	146	74	103%
65 to 69	83	170	186	146	178	95	114%
70 to 74	73	132	164	145	165	92	126%
75 to 79	82	116	155	190	209	127	155%
80 to 84	40	66	130	144	169	129	323%
85 and over	112	102	110	191	304	192	171%
Median Age	39.7	39.6	39.8	40.5	41.6	1.9	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,462	3,559	3,530	3,507	4,448	986	28%
Hispanic	396	386	401	414	534	138	35%
Non-Hispanic	3,066	3,173	3,129	3,093	3,914	848	28%
White	2,811	2,828	2,768	2,716	3,412	601	21%
Black	19	25	23	23	42	23	121%
American Indian	7	13	10	9	9	2	29%
Asian	134	133	145	160	210	76	57%
Hawaiian / Pacific Islander	13	20	27	21	25	12	92%
Other	15	12	11	15	7	-8	-53%
Two or More Races	67	142	145	149	209	142	212%

GROWTH TRENDS IN TOTAL POPULATION



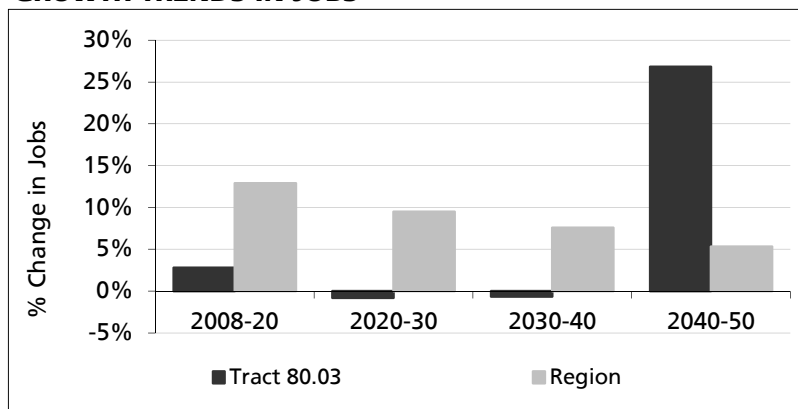
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	463	463	529	587	652	189	41%
Civilian Jobs	463	463	529	587	652	189	41%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	197	197	197	197	197	0	0%
Developed Acres	197	197	197	197	197	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	85	85	85	85	52	-34	-39%
Multiple Family	23	23	22	21	53	30	131%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	3	5	9	9	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	6	6	4	3	1	-5	-90%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	67	67	67	67	67	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	0	0	0	0	0	0	-100%
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	-100%
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	77.9	77.9	92.6	98.5	127.8	49.9	64%
Residential Density⁴	17.8	17.8	17.4	17.1	21.4	3.6	20%

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).