

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 173.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,030	2,959	3,144	3,224	3,245	215	7%
Household Population	3,030	2,959	3,144	3,224	3,245	215	7%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,312	1,321	1,441	1,445	1,442	130	10%
Single Family	1,166	1,175	1,159	1,163	1,160	-6	-1%
Multiple Family	146	146	282	282	282	136	93%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,244	1,220	1,295	1,304	1,304	60	5%
Single Family	1,118	1,110	1,102	1,110	1,109	-9	-1%
Multiple Family	126	110	193	194	195	69	55%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.2%	7.6%	10.1%	9.8%	9.6%	4.4	85%
Single Family	4.1%	5.5%	4.9%	4.6%	4.4%	0.3	7%
Multiple Family	13.7%	24.7%	31.6%	31.2%	30.9%	17.2	126%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.43	2.43	2.47	2.49	0.05	2%

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	66	59	54	51	48	-18	-27%
\$15,000-\$29,999	90	83	77	73	71	-19	-21%
\$30,000-\$44,999	175	154	147	141	135	-40	-23%
\$45,000-\$59,999	111	109	106	103	99	-12	-11%
\$60,000-\$74,999	126	122	122	121	119	-7	-6%
\$75,000-\$99,999	95	97	97	97	97	2	2%
\$100,000-\$124,999	179	150	153	153	153	-26	-15%
\$125,000-\$149,999	112	93	97	97	97	-15	-13%
\$150,000-\$199,999	119	135	152	152	151	32	27%
\$200,000 or more	171	218	290	316	334	163	95%
Total Households	1,244	1,220	1,295	1,304	1,304	60	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$89,211	\$96,392	\$107,271	\$110,784	\$113,562	\$24,351	27%

***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.

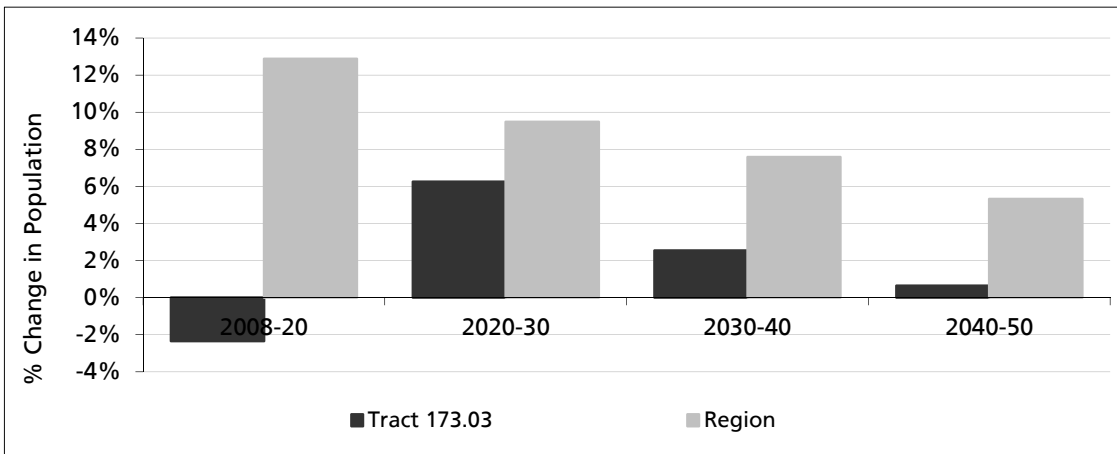
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,030	2,959	3,144	3,224	3,245	215	7%
Under 5	125	114	121	125	121	-4	-3%
5 to 9	133	119	128	134	134	1	1%
10 to 14	168	159	158	173	170	2	1%
15 to 17	116	104	101	115	120	4	3%
18 to 19	69	57	53	55	57	-12	-17%
20 to 24	145	126	129	132	138	-7	-5%
25 to 29	151	172	186	175	188	37	25%
30 to 34	156	154	153	164	161	5	3%
35 to 39	275	196	247	258	247	-28	-10%
40 to 44	281	213	244	240	260	-21	-7%
45 to 49	272	200	170	217	225	-47	-17%
50 to 54	266	224	200	229	223	-43	-16%
55 to 59	245	269	234	201	249	4	2%
60 to 61	111	126	111	85	111	0	0%
62 to 64	111	165	146	126	134	23	21%
65 to 69	128	219	247	201	163	35	27%
70 to 74	79	133	178	151	125	46	58%
75 to 79	73	86	147	167	137	64	88%
80 to 84	64	57	108	140	118	54	84%
85 and over	62	66	83	136	164	102	165%
Median Age	43.1	46.6	46.5	45.9	45.6	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,030	2,959	3,144	3,224	3,245	215	7%
Hispanic	337	360	399	422	431	94	28%
Non-Hispanic	2,693	2,599	2,745	2,802	2,814	121	4%
White	2,480	2,391	2,525	2,576	2,587	107	4%
Black	13	13	14	14	14	1	8%
American Indian	11	7	5	4	3	-8	-73%
Asian	106	108	117	124	128	22	21%
Hawaiian / Pacific Islander	3	5	5	5	5	2	67%
Other	7	4	4	3	3	-4	-57%
Two or More Races	73	71	75	76	74	1	1%

GROWTH TRENDS IN TOTAL POPULATION



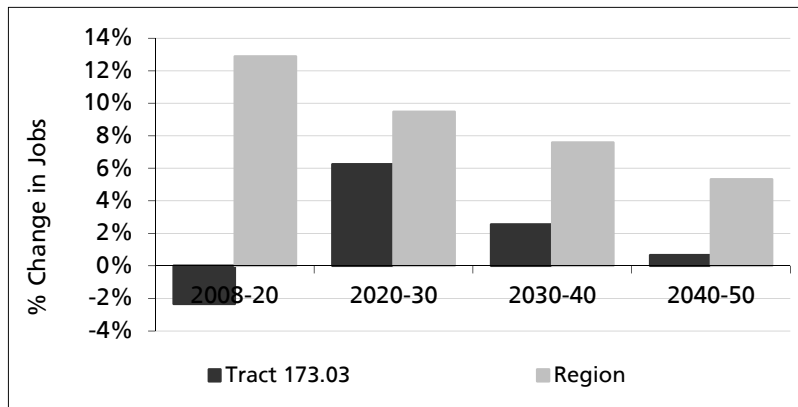
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,158	2,185	2,240	2,345	2,443	285	13%
Civilian Jobs	2,158	2,185	2,240	2,345	2,443	285	13%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	742	742	742	742	742	0	0%
Developed Acres	733	736	739	742	742	9	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	256	259	257	258	258	2	1%
Multiple Family	7	7	8	8	8	1	14%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	7	7	7	7	--
Industrial	9	9	5	5	5	-4	-41%
Commercial/Services	19	19	19	21	21	3	14%
Office	5	5	5	5	5	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	175	175	175	175	175	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	249	249	248	248	248	-1	0%
Vacant Developable Acres	9	6	3	1	0	-9	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	2	2	1	0	-4	-92%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	3	2	0	0	-4	-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	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	46.3	46.6	47.5	47.9	49.7	3.4	7%
Residential Density⁴	5.0	5.0	5.4	5.4	5.3	0.4	7%

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).