

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 186.12



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,763	4,681	5,094	5,556	5,626	1,863	50%
Household Population	3,625	4,530	4,902	5,313	5,343	1,718	47%
Group Quarters Population	138	151	192	243	283	145	105%
Civilian	138	151	192	243	283	145	105%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,118	1,339	1,449	1,550	1,550	432	39%
Single Family	1,060	1,175	1,285	1,386	1,386	326	31%
Multiple Family	58	164	164	164	164	106	183%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,005	1,294	1,402	1,505	1,504	499	50%
Single Family	951	1,145	1,251	1,353	1,353	402	42%
Multiple Family	54	149	151	152	151	97	180%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	10.1%	3.4%	3.2%	2.9%	3.0%	-7.1	-70%
Single Family	10.3%	2.6%	2.6%	2.4%	2.4%	-7.9	-77%
Multiple Family	6.9%	9.1%	7.9%	7.3%	7.9%	1.0	14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.61	3.50	3.50	3.53	3.55	-0.06	-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	52	43	36	30	27	-25	-48%
\$15,000-\$29,999	103	89	77	67	59	-44	-43%
\$30,000-\$44,999	103	110	102	90	79	-24	-23%
\$45,000-\$59,999	169	190	188	183	179	10	6%
\$60,000-\$74,999	237	268	272	262	248	11	5%
\$75,000-\$99,999	193	275	305	338	341	148	77%
\$100,000-\$124,999	95	176	232	276	288	193	203%
\$125,000-\$149,999	35	87	96	129	143	108	309%
\$150,000-\$199,999	18	50	60	67	69	51	283%
\$200,000 or more	0	6	34	63	71	71	0%
Total Households	1,005	1,294	1,402	1,505	1,504	499	50%
Median Household Income							
Adjusted for inflation (\$1999)	\$64,778	\$72,034	\$77,131	\$83,913	\$86,730	\$21,952	34%

***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.

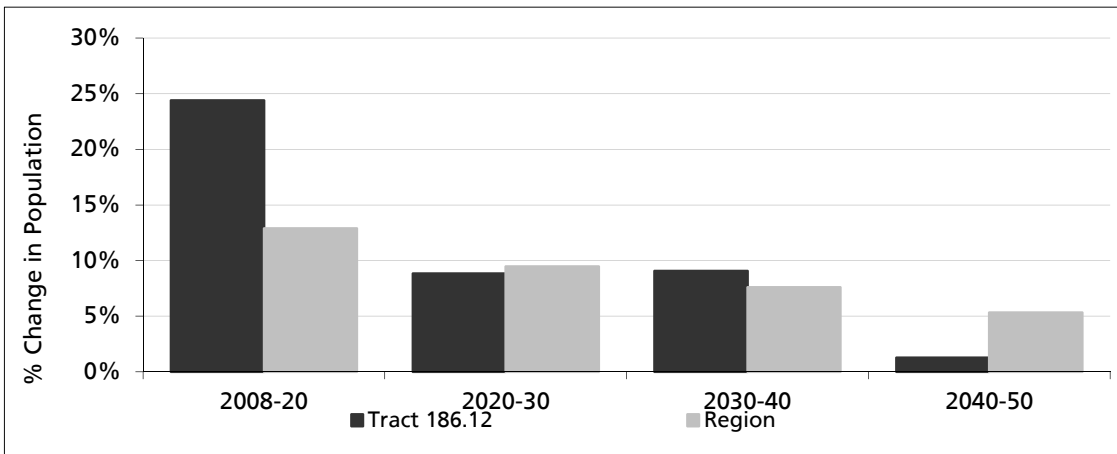
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,763	4,681	5,094	5,556	5,626	1,863	50%
Under 5	327	376	374	372	348	21	6%
5 to 9	256	317	322	327	313	57	22%
10 to 14	273	349	341	350	341	68	25%
15 to 17	143	162	157	160	155	12	8%
18 to 19	98	98	100	103	101	3	3%
20 to 24	266	290	327	318	315	49	18%
25 to 29	249	333	337	361	351	102	41%
30 to 34	179	214	203	236	222	43	24%
35 to 39	237	236	280	284	274	37	16%
40 to 44	278	292	316	299	333	55	20%
45 to 49	348	369	328	392	386	38	11%
50 to 54	341	406	397	430	393	52	15%
55 to 59	215	321	304	279	324	109	51%
60 to 61	53	86	85	86	100	47	89%
62 to 64	40	86	102	112	110	70	175%
65 to 69	84	168	217	238	233	149	177%
70 to 74	103	197	300	340	353	250	243%
75 to 79	113	161	283	376	390	277	245%
80 to 84	62	80	142	199	197	135	218%
85 and over	98	140	179	294	387	289	295%
Median Age	36.9	39.3	41.7	44.5	45.8	8.9	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,763	4,681	5,094	5,556	5,626	1,863	50%
Hispanic	1,211	1,806	2,156	2,580	2,831	1,620	134%
Non-Hispanic	2,552	2,875	2,938	2,976	2,795	243	10%
White	1,935	2,108	2,101	2,083	1,912	-23	-1%
Black	222	254	244	220	176	-46	-21%
American Indian	20	26	27	28	27	7	35%
Asian	206	279	333	387	414	208	101%
Hawaiian / Pacific Islander	40	43	41	39	37	-3	-8%
Other	5	8	10	12	12	7	140%
Two or More Races	124	157	182	207	217	93	75%

GROWTH TRENDS IN TOTAL POPULATION



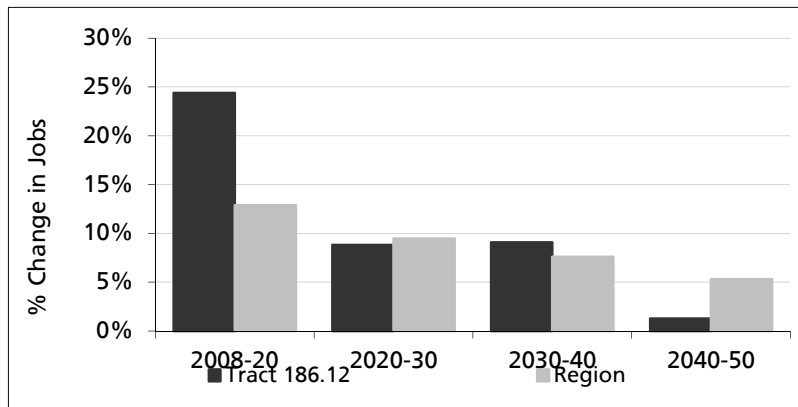
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	292	455	455	455	455	163	56%
Civilian Jobs	292	455	455	455	455	163	56%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,496	1,496	1,496	1,496	1,496	0	0%
Developed Acres	1,378	1,401	1,401	1,421	1,421	43	3%
Low Density Single Family	63	163	163	163	163	100	159%
Single Family	171	247	296	341	341	170	100%
Multiple Family	4	4	4	4	4	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	15	15	15	15	15	0	0%
Mixed Use	0	10	10	10	10	10	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	17	17	17	17	17	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	66	66	66	66	66	--
Roads and Freeways	120	120	120	120	120	0	0%
Agricultural and Extractive ²	646	418	369	345	345	-302	-47%
Parks and Military Use	343	343	343	343	343	0	0%
Vacant Developable Acres	114	91	91	70	70	-43	-38%
Low Density Single Family	84	70	70	70	70	-14	-16%
Single Family	20	20	20	0	0	-20	-99%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	10	0	0	0	0	-10	-100%
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	5	5	5	5	5	0	0%
Employment Density³	17.1	5.2	5.2	5.2	5.2	-11.9	-70%
Residential Density⁴	4.4	3.1	3.0	2.9	2.9	-1.5	-34%

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).