

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 188.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,368	4,721	5,850	7,435	8,636	4,268	98%
Household Population	4,368	4,721	5,850	7,435	8,636	4,268	98%
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	1,916	1,939	2,362	2,883	3,257	1,341	70%
Single Family	1,378	1,378	1,771	2,287	2,621	1,243	90%
Multiple Family	308	331	361	366	401	93	30%
Mobile Homes	230	230	230	230	235	5	2%
Occupied Housing Units	1,726	1,828	2,223	2,735	3,099	1,373	80%
Single Family	1,219	1,281	1,647	2,153	2,477	1,258	103%
Multiple Family	298	325	354	359	394	96	32%
Mobile Homes	209	222	222	223	228	19	9%
Vacancy Rate	9.9%	5.7%	5.9%	5.1%	4.9%	-5.0	-51%
Single Family	11.5%	7.0%	7.0%	5.9%	5.5%	-6.0	-52%
Multiple Family	3.2%	1.8%	1.9%	1.9%	1.7%	-1.5	-47%
Mobile Homes	9.1%	3.5%	3.5%	3.0%	0.0%	-9.1	-100%
Persons per Household	2.53	2.58	2.63	2.72	2.79	0.26	10%

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	105	101	99	90	82	-23	-22%
\$15,000-\$29,999	249	224	224	216	207	-42	-17%
\$30,000-\$44,999	193	219	234	236	233	40	21%
\$45,000-\$59,999	303	276	291	302	307	4	1%
\$60,000-\$74,999	190	178	215	244	257	67	35%
\$75,000-\$99,999	208	221	281	350	388	180	87%
\$100,000-\$124,999	191	190	260	342	393	202	106%
\$125,000-\$149,999	58	115	167	238	288	230	397%
\$150,000-\$199,999	107	170	242	359	445	338	316%
\$200,000 or more	122	134	210	358	499	377	309%
Total Households	1,726	1,828	2,223	2,735	3,099	1,373	80%
Median Household Income							
Adjusted for inflation (\$1999)	\$61,026	\$67,921	\$79,315	\$94,964	\$104,803	\$43,777	72%

***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.

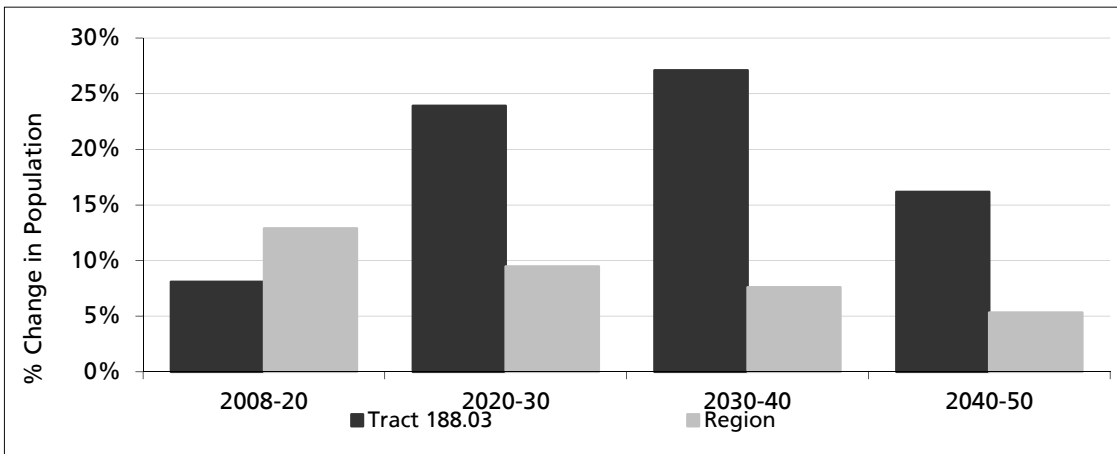
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,368	4,721	5,850	7,435	8,636	4,268	98%
Under 5	290	287	354	449	510	220	76%
5 to 9	273	318	384	497	579	306	112%
10 to 14	254	298	344	436	521	267	105%
15 to 17	179	181	220	272	329	150	84%
18 to 19	108	93	112	135	160	52	48%
20 to 24	314	297	404	492	586	272	87%
25 to 29	252	302	371	490	580	328	130%
30 to 34	222	243	279	431	507	285	128%
35 to 39	238	214	304	389	483	245	103%
40 to 44	265	250	317	363	510	245	92%
45 to 49	275	254	277	406	481	206	75%
50 to 54	289	248	259	343	370	81	28%
55 to 59	266	295	294	312	429	163	61%
60 to 61	93	103	99	100	141	48	52%
62 to 64	120	164	145	150	178	58	48%
65 to 69	225	349	411	401	373	148	66%
70 to 74	210	336	478	535	565	355	169%
75 to 79	189	212	368	500	481	292	154%
80 to 84	157	131	248	384	383	226	144%
85 and over	149	146	182	350	470	321	215%
Median Age	41.0	42.6	42.4	41.7	40.6	-0.4	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,368	4,721	5,850	7,435	8,636	4,268	98%
Hispanic	1,217	1,656	2,362	3,337	4,264	3,047	250%
Non-Hispanic	3,151	3,065	3,488	4,098	4,372	1,221	39%
White	2,901	2,786	3,135	3,639	3,834	933	32%
Black	55	60	71	84	89	34	62%
American Indian	17	14	13	13	11	-6	-35%
Asian	92	116	158	220	275	183	199%
Hawaiian / Pacific Islander	9	9	12	15	15	6	67%
Other	13	11	12	14	15	2	15%
Two or More Races	64	69	87	113	133	69	108%

GROWTH TRENDS IN TOTAL POPULATION



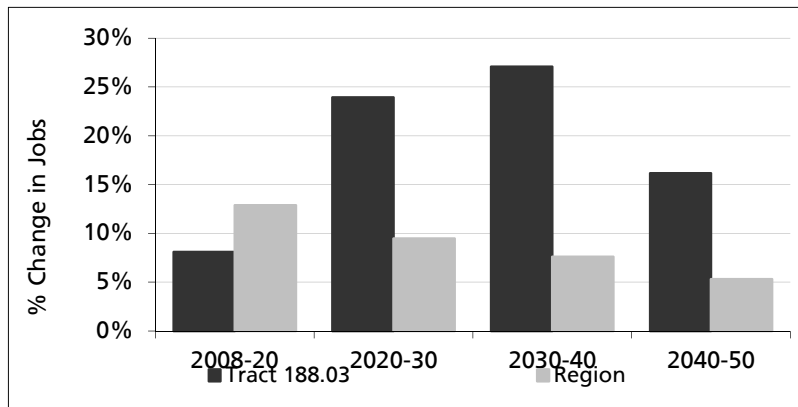
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,237	1,238	1,406	1,515	1,515	278	22%
Civilian Jobs	1,237	1,238	1,406	1,515	1,515	278	22%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	12,244	12,244	12,244	12,244	12,244	0	0%
Developed Acres	8,541	8,543	9,537	10,052	10,770	2,229	26%
Low Density Single Family	3,362	3,362	4,940	5,835	8,160	4,797	143%
Single Family	77	77	91	99	106	28	37%
Multiple Family	18	21	24	25	29	10	55%
Mobile Homes	67	67	67	67	67	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	56	56	56	56	56	0	0%
Commercial/Services	380	380	389	394	394	14	4%
Office	0	0	0	0	0	0	0%
Schools	41	41	41	41	41	0	0%
Roads and Freeways	785	785	785	785	785	0	0%
Agricultural and Extractive ²	3,387	3,387	2,778	2,384	767	-2,620	-77%
Parks and Military Use	368	368	368	368	368	0	0%
Vacant Developable Acres	3,178	3,176	2,182	1,668	949	-2,229	-70%
Low Density Single Family	3,119	3,119	2,151	1,650	942	-2,177	-70%
Single Family	31	31	18	10	3	-28	-91%
Multiple Family	10	8	4	4	0	-10	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	14	14	5	0	0	-14	-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	4	4	4	4	4	0	0%
Constrained Acres	525	525	525	525	525	0	0%
Employment Density³	2.6	2.6	2.9	3.1	3.1	0.5	19%
Residential Density⁴	0.5	0.5	0.5	0.5	0.4	-0.2	-28%

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).