

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 199.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,296	4,836	4,912	5,003	4,997	701	16%
Household Population	4,176	4,698	4,757	4,817	4,794	618	15%
Group Quarters Population	120	138	155	186	203	83	69%
Civilian	120	138	155	186	203	83	69%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,850	1,937	1,931	1,931	1,931	81	4%
Single Family	1,192	1,279	1,273	1,273	1,273	81	7%
Multiple Family	658	658	658	658	658	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,736	1,883	1,885	1,886	1,885	149	9%
Single Family	1,107	1,240	1,242	1,242	1,242	135	12%
Multiple Family	629	643	643	644	643	14	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.2%	2.8%	2.4%	2.3%	2.4%	-3.8	-61%
Single Family	7.1%	3.0%	2.4%	2.4%	2.4%	-4.7	-66%
Multiple Family	4.4%	2.3%	2.3%	2.1%	2.3%	-2.1	-48%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.41	2.49	2.52	2.55	2.54	0.13	5%

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	81	69	52	47	42	-39	-48%
\$15,000-\$29,999	274	238	203	197	191	-83	-30%
\$30,000-\$44,999	310	306	282	284	283	-27	-9%
\$45,000-\$59,999	299	358	352	359	367	68	23%
\$60,000-\$74,999	258	341	382	382	382	124	48%
\$75,000-\$99,999	260	285	313	313	313	53	20%
\$100,000-\$124,999	126	132	132	134	135	9	7%
\$125,000-\$149,999	55	66	66	66	66	11	20%
\$150,000-\$199,999	68	82	87	88	88	20	29%
\$200,000 or more	5	6	16	16	18	13	260%
Total Households	1,736	1,883	1,885	1,886	1,885	149	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,184	\$58,764	\$62,101	\$62,199	\$62,336	\$7,152	13%

***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.

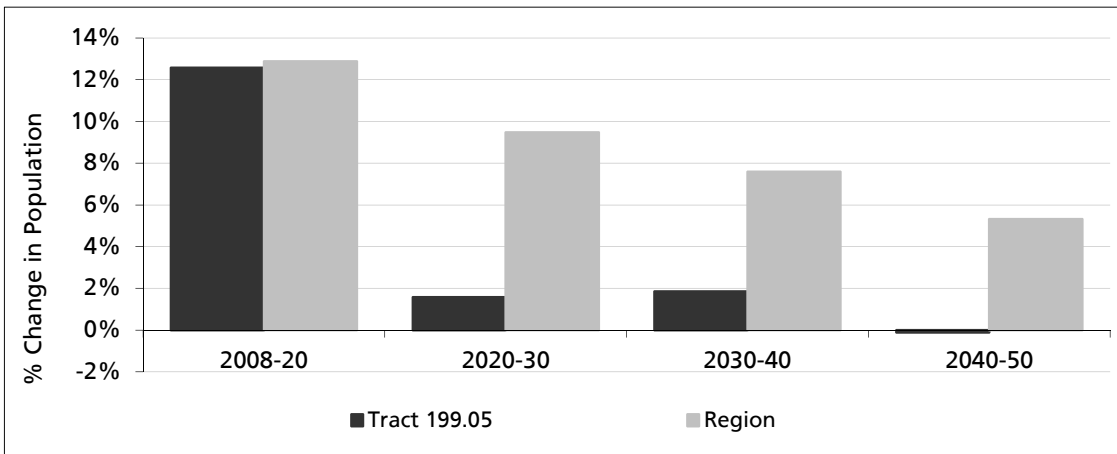
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,296	4,836	4,912	5,003	4,997	701	16%
Under 5	185	188	179	167	156	-29	-16%
5 to 9	299	347	331	328	308	9	3%
10 to 14	270	312	288	282	273	3	1%
15 to 17	132	141	130	122	117	-15	-11%
18 to 19	95	87	80	80	78	-17	-18%
20 to 24	174	181	194	183	171	-3	-2%
25 to 29	228	291	271	252	243	15	7%
30 to 34	327	361	321	340	313	-14	-4%
35 to 39	403	351	400	380	368	-35	-9%
40 to 44	363	332	342	308	336	-27	-7%
45 to 49	378	347	288	327	317	-61	-16%
50 to 54	327	335	304	308	284	-43	-13%
55 to 59	239	312	265	230	268	29	12%
60 to 61	70	95	78	72	93	23	33%
62 to 64	92	158	143	150	153	61	66%
65 to 69	122	225	238	205	180	58	48%
70 to 74	127	231	286	264	254	127	100%
75 to 79	178	224	342	395	382	204	115%
80 to 84	160	160	252	315	299	139	87%
85 and over	127	158	180	295	404	277	218%
Median Age	40.5	42.4	43.8	45.9	47.1	6.6	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,296	4,836	4,912	5,003	4,997	701	16%
Hispanic	827	1,229	1,494	1,668	1,792	965	117%
Non-Hispanic	3,469	3,607	3,418	3,335	3,205	-264	-8%
White	2,780	2,749	2,452	2,245	2,001	-779	-28%
Black	155	193	212	227	237	82	53%
American Indian	12	13	13	12	12	0	0%
Asian	343	443	512	597	680	337	98%
Hawaiian / Pacific Islander	30	33	32	32	32	2	7%
Other	11	11	11	12	14	3	27%
Two or More Races	138	165	186	210	229	91	66%

GROWTH TRENDS IN TOTAL POPULATION



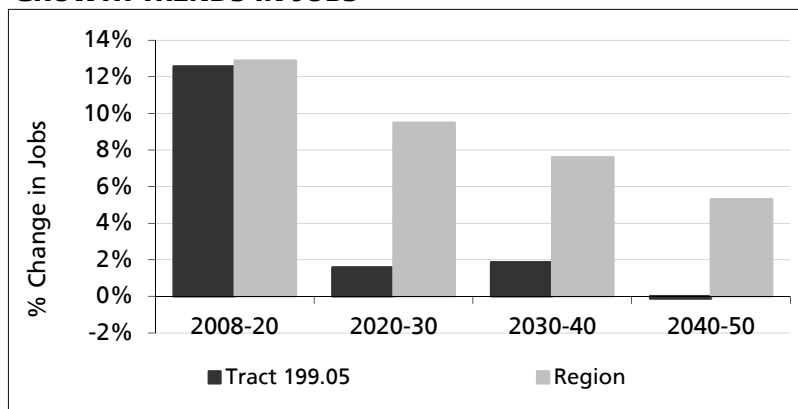
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,279	3,036	4,056	4,056	4,056	1,777	78%
Civilian Jobs	2,279	3,036	4,056	4,056	4,056	1,777	78%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	857	857	857	857	857	0	0%
Developed Acres	797	827	857	857	857	60	8%
Low Density Single Family	3	3	3	3	3	0	0%
Single Family	191	201	197	197	197	6	3%
Multiple Family	37	37	37	37	37	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	63	63	63	63	63	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	154	170	179	179	179	25	16%
Commercial/Services	89	92	116	116	116	27	30%
Office	0	1	2	2	2	2	--
Schools	0	0	0	0	0	0	0%
Roads and Freeways	95	95	95	95	95	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	165	165	165	165	165	0	0%
Vacant Developable Acres	60	30	0	0	0	-60	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	13	0	0	0	0	-13	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	25	8	0	0	0	-25	-100%
Commercial/Services	20	20	0	0	0	-20	-100%
Office	2	2	0	0	0	-2	-100%
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	9.4	11.6	13.7	13.7	13.7	4.3	46%
Residential Density⁴	6.3	6.4	6.4	6.4	6.4	0.1	2%

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).