

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 194.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,563	5,249	5,393	5,923	5,912	1,349	30%
Household Population	4,462	5,111	5,203	5,674	5,618	1,156	26%
Group Quarters Population	101	138	190	249	294	193	191%
Civilian	101	138	190	249	294	193	191%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,563	1,733	1,744	1,876	1,877	314	20%
Single Family	958	1,128	1,135	1,135	1,135	177	18%
Multiple Family	529	529	533	665	665	136	26%
Mobile Homes	76	76	76	76	77	1	1%
Occupied Housing Units	1,463	1,674	1,684	1,815	1,816	353	24%
Single Family	879	1,091	1,098	1,098	1,099	220	25%
Multiple Family	508	510	513	644	643	135	27%
Mobile Homes	76	73	73	73	74	-2	-3%
Vacancy Rate	6.4%	3.4%	3.4%	3.3%	3.2%	-3.2	-50%
Single Family	8.2%	3.3%	3.3%	3.3%	3.2%	-5.0	-61%
Multiple Family	4.0%	3.6%	3.8%	3.2%	3.3%	-0.7	-18%
Mobile Homes	0.0%	3.9%	3.9%	3.9%	0.0%	0.0	0%
Persons per Household	3.05	3.05	3.09	3.13	3.09	0.04	1%

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	131	115	103	99	93	-38	-29%
\$15,000-\$29,999	170	157	144	143	142	-28	-16%
\$30,000-\$44,999	260	251	240	244	243	-17	-7%
\$45,000-\$59,999	230	236	233	245	245	15	7%
\$60,000-\$74,999	234	268	268	283	283	49	21%
\$75,000-\$99,999	224	301	303	325	325	101	45%
\$100,000-\$124,999	107	176	183	210	216	109	102%
\$125,000-\$149,999	62	102	130	153	156	94	152%
\$150,000-\$199,999	37	54	64	88	88	51	138%
\$200,000 or more	8	14	16	25	25	17	213%
Total Households	1,463	1,674	1,684	1,815	1,816	353	24%
Median Household Income							
Adjusted for inflation (\$1999)	\$56,120	\$64,366	\$66,828	\$69,355	\$69,806	\$13,686	24%

***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.

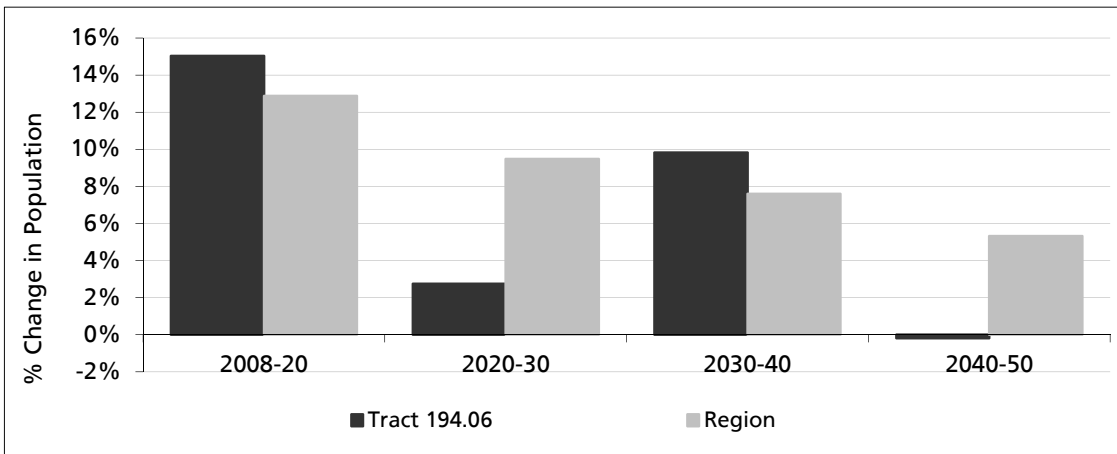
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,563	5,249	5,393	5,923	5,912	1,349	30%
Under 5	506	541	565	601	556	50	10%
5 to 9	299	349	348	383	359	60	20%
10 to 14	250	307	295	319	315	65	26%
15 to 17	223	242	237	256	257	34	15%
18 to 19	131	128	127	142	142	11	8%
20 to 24	354	366	408	418	412	58	16%
25 to 29	328	413	404	430	419	91	28%
30 to 34	325	371	345	429	406	81	25%
35 to 39	342	335	393	424	421	79	23%
40 to 44	388	414	437	436	518	130	34%
45 to 49	347	364	323	398	391	44	13%
50 to 54	285	314	306	343	314	29	10%
55 to 59	258	348	322	320	370	112	43%
60 to 61	82	114	110	113	133	51	62%
62 to 64	66	115	112	129	132	66	100%
65 to 69	94	177	204	221	216	122	130%
70 to 74	78	137	168	175	173	95	122%
75 to 79	61	70	103	122	107	46	75%
80 to 84	80	73	111	143	125	45	56%
85 and over	66	71	75	121	146	80	121%
Median Age	32.9	33.8	34.5	34.8	36.1	3.2	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,563	5,249	5,393	5,923	5,912	1,349	30%
Hispanic	1,735	2,446	2,843	3,318	3,471	1,736	100%
Non-Hispanic	2,828	2,803	2,550	2,605	2,441	-387	-14%
White	2,172	2,035	1,734	1,657	1,440	-732	-34%
Black	171	201	211	236	238	67	39%
American Indian	19	18	17	15	13	-6	-32%
Asian	219	271	298	362	402	183	84%
Hawaiian / Pacific Islander	35	40	39	42	39	4	11%
Other	13	12	11	12	12	-1	-8%
Two or More Races	199	226	240	281	297	98	49%

GROWTH TRENDS IN TOTAL POPULATION



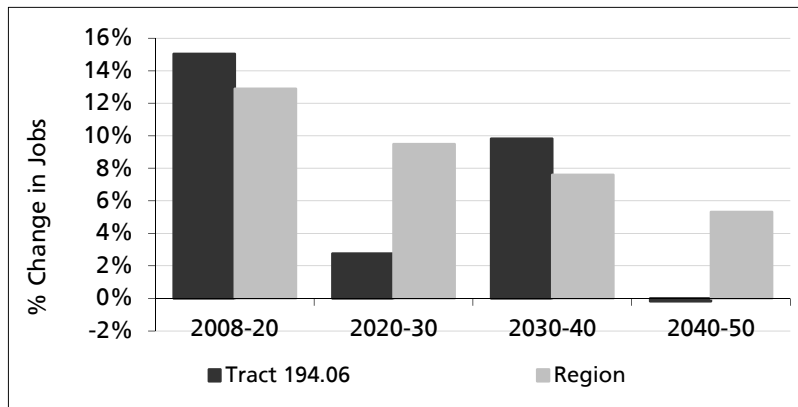
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,088	1,211	1,400	1,475	1,545	457	42%
Civilian Jobs	1,088	1,211	1,400	1,475	1,545	457	42%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	482	482	482	482	482	0	0%
Developed Acres	453	468	472	481	482	30	7%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	263	279	279	279	279	17	6%
Multiple Family	39	39	39	47	47	8	19%
Mobile Homes	6	6	6	6	6	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	0	0	0	-3	-100%
Commercial/Services	13	13	20	20	20	7	52%
Office	7	9	9	11	12	5	67%
Schools	33	33	33	33	33	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive ²	3	0	0	0	0	-3	-100%
Parks and Military Use	4	4	4	4	4	0	0%
Vacant Developable Acres	30	14	10	1	0	-30	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	14	0	0	0	0	-14	-100%
Multiple Family	8	8	7	0	0	-8	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	4	0	0	0	-4	-100%
Office	5	3	3	1	0	-5	-99%
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	19.3	20.8	22.7	23.1	23.9	4.6	24%
Residential Density⁴	5.0	5.3	5.3	5.6	5.6	0.6	11%

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).