

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.19



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,333	7,834	7,806	7,769	7,824	491	7%
Household Population	7,299	7,795	7,754	7,703	7,751	452	6%
Group Quarters Population	34	39	52	66	73	39	115%
Civilian	34	39	52	66	73	39	115%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,911	2,998	2,957	2,885	2,875	-36	-1%
Single Family	1,283	1,370	1,323	1,251	1,240	-43	-3%
Multiple Family	328	328	328	328	328	0	0%
Mobile Homes	1,300	1,300	1,306	1,306	1,307	7	1%
Occupied Housing Units	2,733	2,914	2,877	2,808	2,800	67	2%
Single Family	1,256	1,329	1,286	1,217	1,208	-48	-4%
Multiple Family	322	310	310	310	310	-12	-4%
Mobile Homes	1,155	1,275	1,281	1,281	1,282	127	11%
Vacancy Rate	6.1%	2.8%	2.7%	2.7%	2.6%	-3.5	-57%
Single Family	2.1%	3.0%	2.8%	2.7%	2.6%	0.5	24%
Multiple Family	1.8%	5.5%	5.5%	5.5%	5.5%	3.7	206%
Mobile Homes	11.2%	1.9%	1.9%	1.9%	0.0%	-11.2	-100%
Persons per Household	2.67	2.68	2.70	2.74	2.77	0.10	4%

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	319	261	211	176	160	-159	-50%
\$15,000-\$29,999	620	541	493	429	379	-241	-39%
\$30,000-\$44,999	460	461	441	386	348	-112	-24%
\$45,000-\$59,999	406	434	428	398	372	-34	-8%
\$60,000-\$74,999	298	293	292	282	275	-23	-8%
\$75,000-\$99,999	319	359	362	362	362	43	13%
\$100,000-\$124,999	133	186	204	217	228	95	71%
\$125,000-\$149,999	81	183	216	244	263	182	225%
\$150,000-\$199,999	59	133	150	194	249	190	322%
\$200,000 or more	38	63	80	120	164	126	332%
Total Households	2,733	2,914	2,877	2,808	2,800	67	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,940	\$51,705	\$55,286	\$60,798	\$67,691	\$23,751	54%

***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.

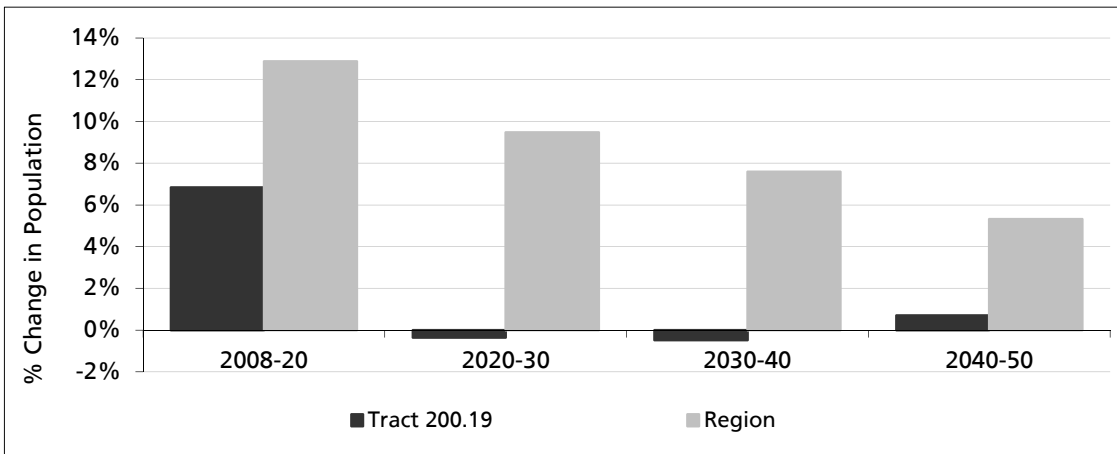
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,333	7,834	7,806	7,769	7,824	491	7%
Under 5	497	458	418	395	379	-118	-24%
5 to 9	542	572	520	516	510	-32	-6%
10 to 14	418	459	412	406	416	-2	0%
15 to 17	262	254	238	235	253	-9	-3%
18 to 19	192	172	168	161	171	-21	-11%
20 to 24	426	391	441	418	428	2	0%
25 to 29	456	507	477	494	498	42	9%
30 to 34	364	371	323	373	378	14	4%
35 to 39	459	394	430	426	460	1	0%
40 to 44	510	492	482	438	535	25	5%
45 to 49	508	472	395	452	469	-39	-8%
50 to 54	440	440	409	422	399	-41	-9%
55 to 59	400	499	466	418	484	84	21%
60 to 61	144	190	178	170	199	55	38%
62 to 64	207	323	291	285	281	74	36%
65 to 69	285	470	484	409	352	67	24%
70 to 74	272	446	524	461	438	166	61%
75 to 79	293	330	453	445	366	73	25%
80 to 84	290	236	349	371	282	-8	-3%
85 and over	368	358	348	474	526	158	43%
Median Age	40.5	43.4	44.9	45.2	43.9	3.4	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,333	7,834	7,806	7,769	7,824	491	7%
Hispanic	2,505	3,128	3,422	3,788	4,165	1,660	66%
Non-Hispanic	4,828	4,706	4,384	3,981	3,659	-1,169	-24%
White	4,277	4,049	3,662	3,206	2,824	-1,453	-34%
Black	99	125	142	155	172	73	74%
American Indian	18	19	17	15	13	-5	-28%
Asian	281	337	370	399	431	150	53%
Hawaiian / Pacific Islander	8	13	15	17	19	11	138%
Other	6	9	10	11	11	5	83%
Two or More Races	139	154	168	178	189	50	36%

GROWTH TRENDS IN TOTAL POPULATION



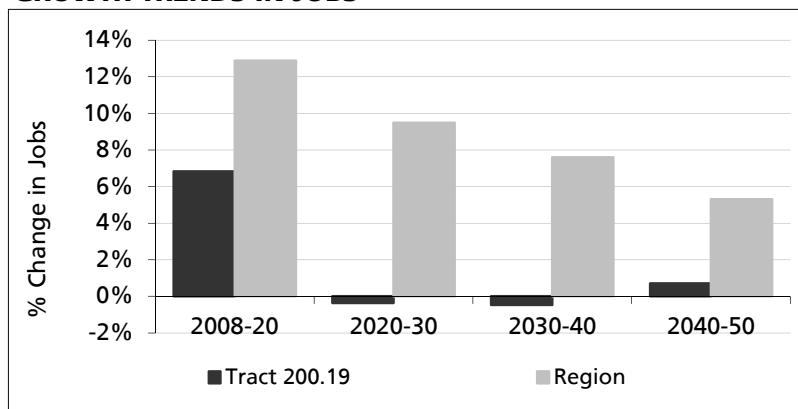
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	844	855	1,617	2,899	3,092	2,248	266%
Civilian Jobs	844	855	1,617	2,899	3,092	2,248	266%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	843	843	843	843	843	0	0%
Developed Acres	790	820	828	838	838	48	6%
Low Density Single Family	15	15	15	15	15	1	4%
Single Family	226	256	249	236	234	8	3%
Multiple Family	19	19	19	19	19	0	0%
Mobile Homes	178	178	178	178	178	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	72	72	79	89	89	18	25%
Commercial/Services	20	20	20	20	20	0	0%
Office	0	0	7	20	22	22	15193%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	123	123	123	123	123	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	139	139	139	139	139	0	0%
Vacant Developable Acres	53	23	15	5	5	-48	-91%
Low Density Single Family	1	0	0	0	0	-1	-100%
Single Family	34	4	4	4	4	-30	-88%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	18	18	10	0	0	-18	-100%
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	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	9.2	9.4	15.3	22.5	23.6	14.3	155%
Residential Density⁴	6.7	6.4	6.4	6.4	6.5	-0.2	-3%

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).