

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 188.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,751	9,822	11,335	12,039	12,577	3,826	44%
Household Population	8,725	9,790	11,294	11,991	12,524	3,799	44%
Group Quarters Population	26	32	41	48	53	27	104%
Civilian	26	32	41	48	53	27	104%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,496	3,809	4,309	4,530	4,664	1,168	33%
Single Family	3,379	3,692	4,191	4,412	4,545	1,166	35%
Multiple Family	9	9	9	9	9	0	0%
Mobile Homes	108	108	109	109	110	2	2%
Occupied Housing Units	3,308	3,654	4,156	4,374	4,507	1,199	36%
Single Family	3,201	3,549	4,048	4,266	4,397	1,196	37%
Multiple Family	9	5	6	6	6	-3	-33%
Mobile Homes	98	100	102	102	104	6	6%
Vacancy Rate	5.4%	4.1%	3.6%	3.4%	3.4%	-2.0	-37%
Single Family	5.3%	3.9%	3.4%	3.3%	3.3%	-2.0	-38%
Multiple Family	0.0%	44.4%	33.3%	33.3%	33.3%	33.3	0%
Mobile Homes	9.3%	7.4%	6.4%	6.4%	0.0%	-9.3	-100%
Persons per Household	2.64	2.68	2.72	2.74	2.78	0.14	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	201	171	161	154	150	-51	-25%
\$15,000-\$29,999	284	261	259	254	248	-36	-13%
\$30,000-\$44,999	364	364	373	372	367	3	1%
\$45,000-\$59,999	328	325	337	345	351	23	7%
\$60,000-\$74,999	403	402	437	441	440	37	9%
\$75,000-\$99,999	431	504	568	593	609	178	41%
\$100,000-\$124,999	541	559	651	673	688	147	27%
\$125,000-\$149,999	254	376	448	489	504	250	98%
\$150,000-\$199,999	207	349	476	529	565	358	173%
\$200,000 or more	295	343	446	524	585	290	98%
Total Households	3,308	3,654	4,156	4,374	4,507	1,199	36%
Median Household Income							
Adjusted for inflation (\$1999)	\$79,292	\$90,079	\$97,491	\$101,040	\$103,216	\$23,924	30%

***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.

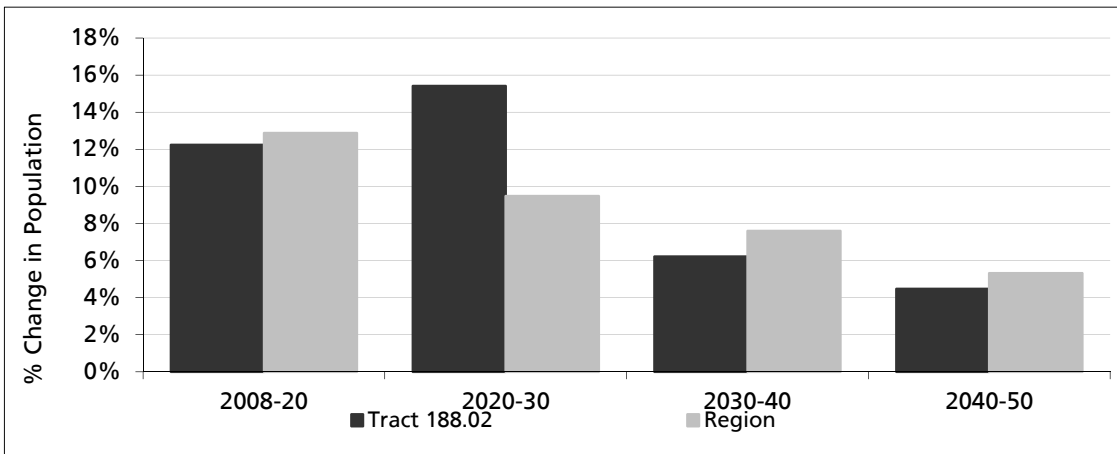
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,751	9,822	11,335	12,039	12,577	3,826	44%
Under 5	437	442	521	562	595	158	36%
5 to 9	461	520	611	666	713	252	55%
10 to 14	463	480	518	575	612	149	32%
15 to 17	340	337	351	392	419	79	23%
18 to 19	257	228	215	229	246	-11	-4%
20 to 24	581	572	655	647	703	122	21%
25 to 29	454	581	656	689	781	327	72%
30 to 34	284	317	345	434	469	185	65%
35 to 39	298	250	335	365	398	100	34%
40 to 44	426	370	451	456	563	137	32%
45 to 49	587	479	454	597	651	64	11%
50 to 54	654	573	537	629	644	-10	-2%
55 to 59	674	756	671	603	790	116	17%
60 to 61	303	354	313	257	356	53	17%
62 to 64	351	540	499	459	487	136	39%
65 to 69	544	916	1,041	870	750	206	38%
70 to 74	532	924	1,244	1,141	1,056	524	98%
75 to 79	469	562	942	1,062	889	420	90%
80 to 84	350	314	592	764	650	300	86%
85 and over	286	307	384	642	805	519	181%
Median Age	48.2	52.9	55.1	53.2	51.1	2.9	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,751	9,822	11,335	12,039	12,577	3,826	44%
Hispanic	995	1,496	2,090	2,578	3,098	2,103	211%
Non-Hispanic	7,756	8,326	9,245	9,461	9,479	1,723	22%
White	7,331	7,792	8,573	8,683	8,603	1,272	17%
Black	47	58	67	70	70	23	49%
American Indian	37	31	26	22	18	-19	-51%
Asian	199	278	376	461	544	345	173%
Hawaiian / Pacific Islander	24	24	24	24	23	-1	-4%
Other	4	4	4	4	4	0	0%
Two or More Races	114	139	175	197	217	103	90%

GROWTH TRENDS IN TOTAL POPULATION



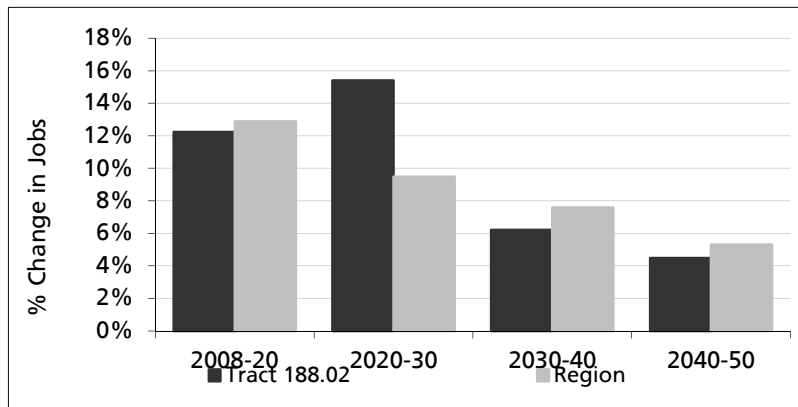
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,947	2,311	2,562	2,786	3,013	1,066	55%
Civilian Jobs	1,947	2,311	2,562	2,786	3,013	1,066	55%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	10,164	10,164	10,164	10,164	10,164	0	0%
Developed Acres	8,805	9,073	9,373	9,617	9,870	1,065	12%
Low Density Single Family	5,156	5,681	6,609	6,963	7,255	2,099	41%
Single Family	302	391	435	497	581	279	93%
Multiple Family	1	1	1	1	1	0	0%
Mobile Homes	39	39	39	39	39	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	46	46	46	46	46	0	0%
Commercial/Services	477	482	482	490	499	22	5%
Office	0	2	4	7	8	8	--
Schools	0	23	49	49	49	49	--
Roads and Freeways	649	649	649	649	649	0	0%
Agricultural and Extractive ²	1,928	1,553	847	664	532	-1,395	-72%
Parks and Military Use	208	208	212	212	212	5	2%
Vacant Developable Acres	1,332	1,063	764	520	266	-1,065	-80%
Low Density Single Family	1,012	839	586	410	250	-762	-75%
Single Family	290	202	158	98	15	-275	-95%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	20	15	15	9	0	-20	-100%
Office	8	6	4	2	1	-8	-91%
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	28	28	28	28	28	0	0%
Employment Density³	3.7	4.2	4.4	4.7	5.0	1.3	35%
Residential Density⁴	0.6	0.6	0.6	0.6	0.6	0.0	-7%

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).