

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.19



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,647	5,832	6,030	6,238	6,341	694	12%
Household Population	5,341	5,470	5,550	5,621	5,631	290	5%
Group Quarters Population	306	362	480	617	710	404	132%
Civilian	306	362	480	617	710	404	132%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,416	1,457	1,468	1,468	1,468	52	4%
Single Family	988	992	991	991	991	3	0%
Multiple Family	428	465	477	477	477	49	11%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,354	1,392	1,407	1,409	1,412	58	4%
Single Family	957	954	955	956	959	2	0%
Multiple Family	397	438	452	453	453	56	14%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.4%	4.5%	4.2%	4.0%	3.8%	-0.6	-14%
Single Family	3.1%	3.8%	3.6%	3.5%	3.2%	0.1	3%
Multiple Family	7.2%	5.8%	5.2%	5.0%	5.0%	-2.2	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.94	3.93	3.94	3.99	3.99	0.05	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	99	74	58	51	47	-52	-53%
\$15,000-\$29,999	199	176	153	134	122	-77	-39%
\$30,000-\$44,999	258	245	226	215	205	-53	-21%
\$45,000-\$59,999	272	267	257	242	231	-41	-15%
\$60,000-\$74,999	224	221	221	221	221	-3	-1%
\$75,000-\$99,999	185	199	205	204	204	19	10%
\$100,000-\$124,999	84	130	141	144	146	62	74%
\$125,000-\$149,999	19	52	77	85	88	69	363%
\$150,000-\$199,999	14	25	61	94	116	102	729%
\$200,000 or more	0	3	8	19	32	32	0%
Total Households	1,354	1,392	1,407	1,409	1,412	58	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$51,673	\$56,292	\$60,645	\$64,242	\$66,855	\$15,182	29%

***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.

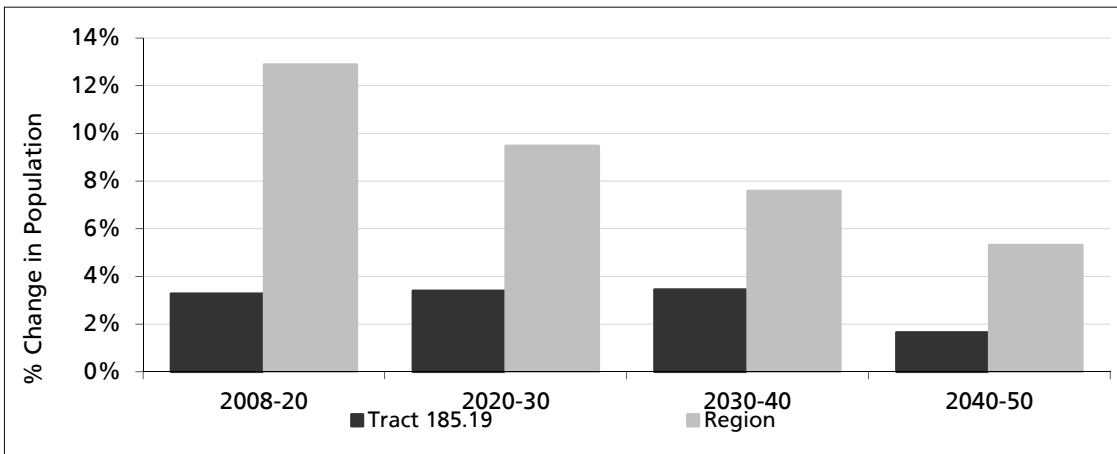
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,647	5,832	6,030	6,238	6,341	694	12%
Under 5	551	525	515	525	503	-48	-9%
5 to 9	475	560	530	550	548	73	15%
10 to 14	406	467	443	441	449	43	11%
15 to 17	283	273	282	276	289	6	2%
18 to 19	216	183	203	193	204	-12	-6%
20 to 24	442	380	468	446	449	7	2%
25 to 29	469	492	477	496	484	15	3%
30 to 34	475	451	398	480	467	-8	-2%
35 to 39	422	364	410	412	430	8	2%
40 to 44	411	391	390	356	432	21	5%
45 to 49	417	404	367	414	419	2	0%
50 to 54	320	335	345	356	324	4	1%
55 to 59	232	285	280	260	295	63	27%
60 to 61	79	101	103	104	117	38	48%
62 to 64	66	116	136	153	154	88	133%
65 to 69	92	157	205	222	216	124	135%
70 to 74	104	157	206	196	190	86	83%
75 to 79	68	72	115	136	127	59	87%
80 to 84	50	48	77	104	107	57	114%
85 and over	69	71	80	118	137	68	99%
Median Age	29.8	30.4	31.2	32.0	32.6	2.8	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,647	5,832	6,030	6,238	6,341	694	12%
Hispanic	3,205	3,696	4,032	4,382	4,638	1,433	45%
Non-Hispanic	2,442	2,136	1,998	1,856	1,703	-739	-30%
White	1,590	1,336	1,218	1,102	979	-611	-38%
Black	270	238	210	173	136	-134	-50%
American Indian	29	27	25	24	23	-6	-21%
Asian	223	235	254	270	283	60	27%
Hawaiian / Pacific Islander	160	130	111	99	89	-71	-44%
Other	15	18	20	22	23	8	53%
Two or More Races	155	152	160	166	170	15	10%

GROWTH TRENDS IN TOTAL POPULATION



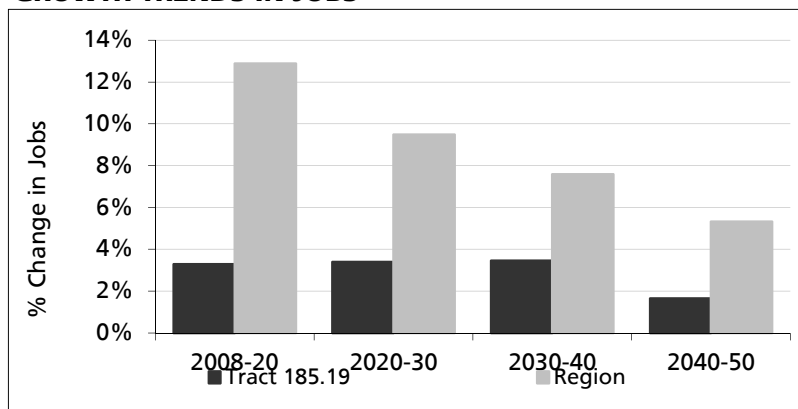
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,626	1,908	1,908	1,908	1,908	282	17%
Civilian Jobs	1,626	1,908	1,908	1,908	1,908	282	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	369	369	369	369	369	0	0%
Developed Acres	359	369	369	369	369	10	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	183	183	182	182	182	-1	0%
Multiple Family	20	27	27	27	27	7	33%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	16	16	16	16	16	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	36	40	40	40	40	4	11%
Office	8	8	8	8	8	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	73	73	73	73	73	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	11	0	0%
Vacant Developable Acres	10	0	0	0	0	-10	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
Multiple Family	5	0	0	0	0	-5	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	0	0	0	0	-3	-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	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	29.1	32.0	32.0	32.0	32.0	2.9	10%
Residential Density⁴	6.4	6.5	6.5	6.5	6.5	0.1	1%

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).