

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.18



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,170	3,208	3,339	3,486	3,594	424	13%
Household Population	3,161	3,148	3,186	3,233	3,255	94	3%
Group Quarters Population	9	60	153	253	339	330	3667%
Civilian	9	60	153	253	339	330	3667%
Military	0	0	0	0	0	0	0%
Total Housing Units	850	850	850	850	850	0	0%
Single Family	681	681	681	681	681	0	0%
Multiple Family	169	169	169	169	169	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	823	812	814	814	815	-8	-1%
Single Family	665	657	657	657	658	-7	-1%
Multiple Family	158	155	157	157	157	-1	-1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.2%	4.5%	4.2%	4.2%	4.1%	0.9	28%
Single Family	2.3%	3.5%	3.5%	3.5%	3.4%	1.1	48%
Multiple Family	6.5%	8.3%	7.1%	7.1%	7.1%	0.6	9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.84	3.88	3.91	3.97	3.99	0.15	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	3	3	1	1	1	-2	-67%
\$15,000-\$29,999	170	148	124	109	95	-75	-44%
\$30,000-\$44,999	197	191	167	148	133	-64	-32%
\$45,000-\$59,999	148	148	146	138	129	-19	-13%
\$60,000-\$74,999	107	104	104	102	100	-7	-7%
\$75,000-\$99,999	92	91	95	96	96	4	4%
\$100,000-\$124,999	63	83	91	92	93	30	48%
\$125,000-\$149,999	0	7	30	33	36	36	0%
\$150,000-\$199,999	8	16	35	62	88	80	1000%
\$200,000 or more	35	21	21	33	44	9	26%
Total Households	823	812	814	814	815	-8	-1%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,206	\$51,486	\$56,815	\$61,618	\$67,425	\$18,219	37%

***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.

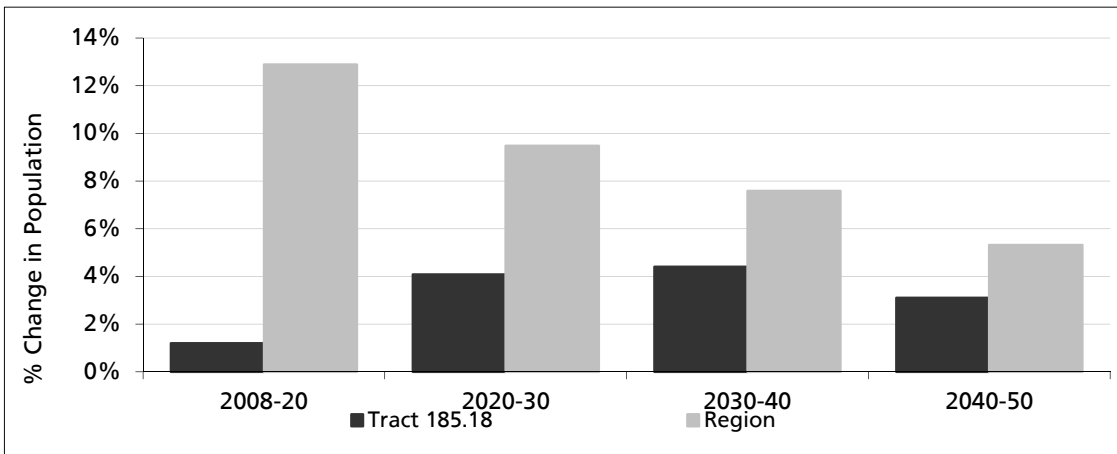
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,170	3,208	3,339	3,486	3,594	424	13%
Under 5	325	299	290	294	282	-43	-13%
5 to 9	220	259	240	250	252	32	15%
10 to 14	197	222	210	215	224	27	14%
15 to 17	141	134	140	135	142	1	1%
18 to 19	88	71	89	89	93	5	6%
20 to 24	253	210	255	244	249	-4	-2%
25 to 29	303	306	292	294	290	-13	-4%
30 to 34	313	286	247	298	289	-24	-8%
35 to 39	260	223	242	241	263	3	1%
40 to 44	256	252	256	236	286	30	12%
45 to 49	209	203	183	206	203	-6	-3%
50 to 54	170	173	172	175	159	-11	-6%
55 to 59	135	168	177	165	192	57	42%
60 to 61	34	49	58	62	70	36	106%
62 to 64	38	68	83	98	96	58	153%
65 to 69	48	79	112	128	126	78	163%
70 to 74	47	74	100	98	99	52	111%
75 to 79	46	51	80	94	94	48	104%
80 to 84	43	38	62	83	85	42	98%
85 and over	44	43	51	81	100	56	127%
Median Age	30.9	31.8	33.1	33.7	34.6	3.7	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,170	3,208	3,339	3,486	3,594	424	13%
Hispanic	1,834	2,061	2,259	2,473	2,653	819	45%
Non-Hispanic	1,336	1,147	1,080	1,013	941	-395	-30%
White	880	723	662	601	539	-341	-39%
Black	137	118	104	87	69	-68	-50%
American Indian	15	15	15	15	15	0	0%
Asian	131	137	150	161	170	39	30%
Hawaiian / Pacific Islander	84	68	58	53	49	-35	-42%
Other	0	0	0	0	0	0	0%
Two or More Races	89	86	91	96	99	10	11%

GROWTH TRENDS IN TOTAL POPULATION



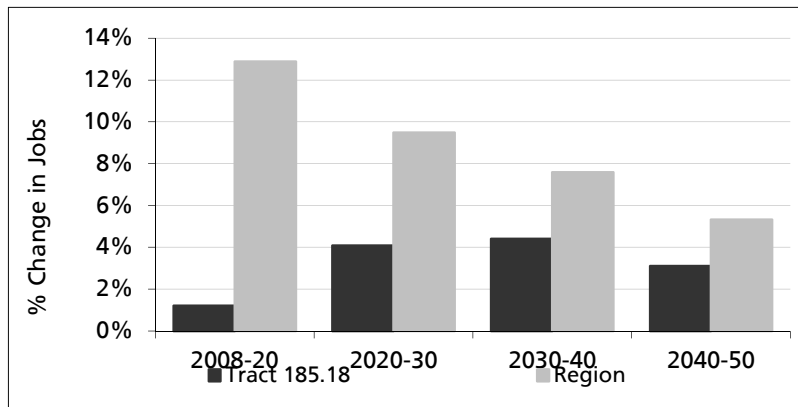
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,230	3,604	3,604	3,604	3,604	374	12%
Civilian Jobs	3,230	3,604	3,604	3,604	3,604	374	12%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	236	236	236	236	236	0	0%
Developed Acres	232	236	236	236	236	4	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	113	113	113	113	113	0	0%
Multiple Family	6	6	6	6	6	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	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	57	57	57	57	57	0	0%
Office	0	4	4	4	4	4	--
Schools	0	0	0	0	0	0	0%
Roads and Freeways	55	55	55	55	55	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	4	0	0	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	0	0	0	0	0	0	0%
Office	4	0	0	0	0	-4	-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	56.4	59.0	59.0	59.0	59.0	2.6	5%
Residential Density⁴	7.1	7.1	7.1	7.1	7.1	0.0	0%

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).