

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.11



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,322	5,528	6,084	6,213	6,305	983	18%
Household Population	5,321	5,521	6,063	6,174	6,257	936	18%
Group Quarters Population	1	7	21	39	48	47	4700%
Civilian	1	7	21	39	48	47	4700%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,892	1,965	2,108	2,109	2,109	217	11%
Single Family	807	814	957	958	958	151	19%
Multiple Family	1,015	1,081	1,081	1,081	1,081	66	7%
Mobile Homes	70	70	70	70	70	0	0%
Occupied Housing Units	1,801	1,852	2,010	2,015	2,018	217	12%
Single Family	779	755	911	914	914	135	17%
Multiple Family	956	1,038	1,039	1,041	1,043	87	9%
Mobile Homes	66	59	60	60	61	-5	-8%
Vacancy Rate	4.8%	5.8%	4.6%	4.5%	4.3%	-0.5	-10%
Single Family	3.5%	7.2%	4.8%	4.6%	4.6%	1.1	31%
Multiple Family	5.8%	4.0%	3.9%	3.7%	3.5%	-2.3	-40%
Mobile Homes	5.7%	15.7%	14.3%	14.3%	0.0%	-5.7	-100%
Persons per Household	2.95	2.98	3.02	3.06	3.10	0.15	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	190	160	132	112	99	-91	-48%
\$15,000-\$29,999	475	411	350	291	251	-224	-47%
\$30,000-\$44,999	450	433	394	351	319	-131	-29%
\$45,000-\$59,999	262	253	248	235	225	-37	-14%
\$60,000-\$74,999	202	185	198	195	191	-11	-5%
\$75,000-\$99,999	133	171	207	208	208	75	56%
\$100,000-\$124,999	57	104	164	180	188	131	230%
\$125,000-\$149,999	10	64	113	135	144	134	1340%
\$150,000-\$199,999	14	52	143	215	268	254	1814%
\$200,000 or more	8	19	61	93	125	117	1463%
Total Households	1,801	1,852	2,010	2,015	2,018	217	12%
Median Household Income							
Adjusted for inflation (\$1999)	\$37,850	\$42,298	\$52,802	\$61,423	\$69,031	\$31,181	82%

***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.

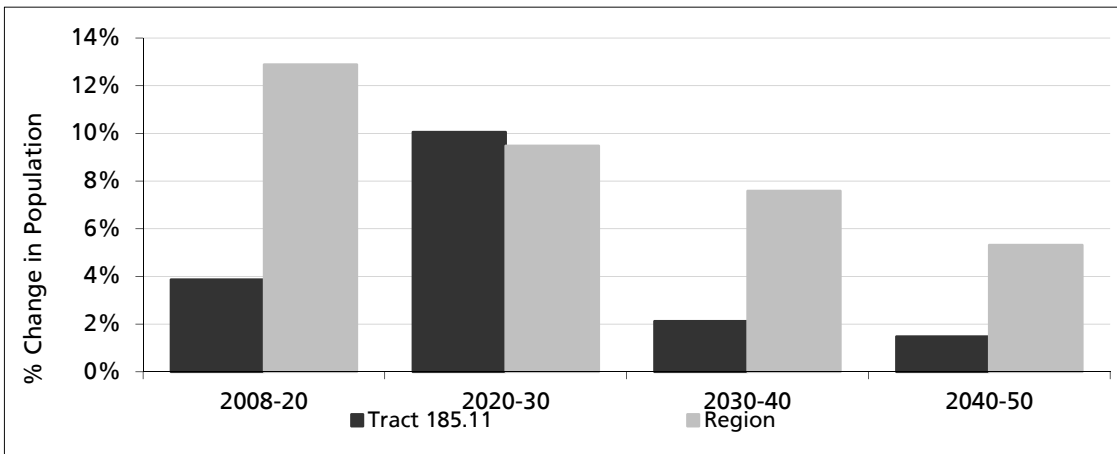
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,322	5,528	6,084	6,213	6,305	983	18%
Under 5	949	893	967	948	893	-56	-6%
5 to 9	586	605	664	695	673	87	15%
10 to 14	318	350	369	383	390	72	23%
15 to 17	193	205	228	234	243	50	26%
18 to 19	157	143	154	153	157	0	0%
20 to 24	331	324	404	386	399	68	21%
25 to 29	498	573	616	615	605	107	21%
30 to 34	554	561	567	656	639	85	15%
35 to 39	388	364	445	446	488	100	26%
40 to 44	340	365	412	376	491	151	44%
45 to 49	273	267	271	315	320	47	17%
50 to 54	223	206	199	212	193	-30	-13%
55 to 59	181	214	216	192	225	44	24%
60 to 61	53	73	78	79	95	42	79%
62 to 64	61	91	90	86	85	24	39%
65 to 69	69	111	127	108	89	20	29%
70 to 74	48	80	114	112	116	68	142%
75 to 79	54	58	97	106	90	36	67%
80 to 84	29	27	47	73	68	39	134%
85 and over	17	18	19	38	46	29	171%
Median Age	26.3	27.1	27.1	27.5	28.3	2.0	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,322	5,528	6,084	6,213	6,305	983	18%
Hispanic	2,173	2,628	3,122	3,434	3,717	1,544	71%
Non-Hispanic	3,149	2,900	2,962	2,779	2,588	-561	-18%
White	2,183	1,922	1,906	1,737	1,568	-615	-28%
Black	351	329	315	263	211	-140	-40%
American Indian	13	13	12	12	11	-2	-15%
Asian	211	236	281	301	320	109	52%
Hawaiian / Pacific Islander	88	74	68	62	58	-30	-34%
Other	47	61	75	82	86	39	83%
Two or More Races	256	265	305	322	334	78	30%

GROWTH TRENDS IN TOTAL POPULATION



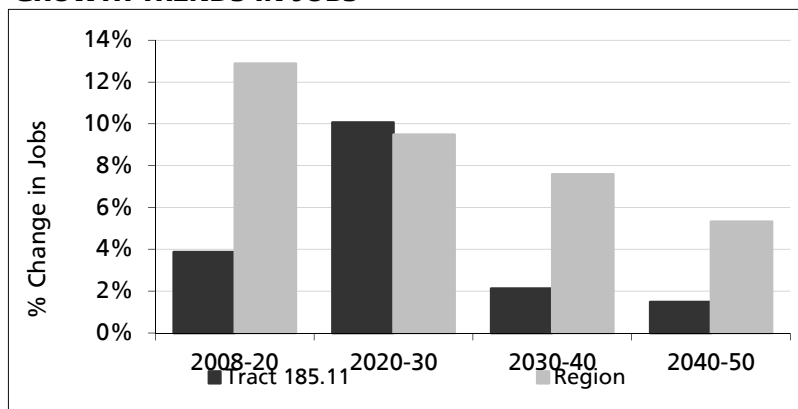
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	273	273	273	273	284	11	4%
Civilian Jobs	273	273	273	273	284	11	4%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	418	418	418	418	418	0	0%
Developed Acres	376	382	417	417	417	41	11%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	196	198	233	233	233	37	19%
Multiple Family	62	66	66	66	66	4	7%
Mobile Homes	7	7	7	7	7	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	11	11	11	11	11	0	0%
Commercial/Services	13	13	13	13	13	0	0%
Office	1	1	1	1	1	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	69	69	69	69	69	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	5	0	0%
Vacant Developable Acres	42	36	1	1	1	-41	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	38	36	1	1	1	-37	-98%
Multiple Family	4	0	0	0	0	-4	-100%
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	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	7.5	7.5	7.5	7.5	7.8	0.3	4%
Residential Density⁴	7.1	7.2	6.9	6.9	6.9	-0.3	-4%

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).