

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,186	5,693	6,076	6,239	6,358	1,172	23%
Household Population	5,163	5,636	5,966	6,069	6,151	988	19%
Group Quarters Population	23	57	110	170	207	184	800%
Civilian	23	57	110	170	207	184	800%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,715	1,868	1,945	1,945	1,944	229	13%
Single Family	526	535	612	612	611	85	16%
Multiple Family	1,189	1,333	1,333	1,333	1,333	144	12%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,614	1,745	1,834	1,837	1,840	226	14%
Single Family	496	491	572	572	574	78	16%
Multiple Family	1,118	1,254	1,262	1,265	1,266	148	13%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.9%	6.6%	5.7%	5.6%	5.3%	-0.6	-10%
Single Family	5.7%	8.2%	6.5%	6.5%	6.1%	0.4	7%
Multiple Family	6.0%	5.9%	5.3%	5.1%	5.0%	-1.0	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.20	3.23	3.25	3.30	3.34	0.14	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	152	124	92	72	63	-89	-59%
\$15,000-\$29,999	414	365	314	268	234	-180	-43%
\$30,000-\$44,999	368	355	326	293	268	-100	-27%
\$45,000-\$59,999	216	214	210	196	185	-31	-14%
\$60,000-\$74,999	110	103	104	103	101	-9	-8%
\$75,000-\$99,999	175	217	248	248	248	73	42%
\$100,000-\$124,999	61	128	150	165	170	109	179%
\$125,000-\$149,999	32	116	167	185	189	157	491%
\$150,000-\$199,999	31	78	153	211	255	224	723%
\$200,000 or more	55	45	70	96	127	72	131%
Total Households	1,614	1,745	1,834	1,837	1,840	226	14%
Median Household Income							
Adjusted for inflation (\$1999)	\$39,823	\$46,998	\$58,214	\$73,034	\$81,956	\$42,133	106%

***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.

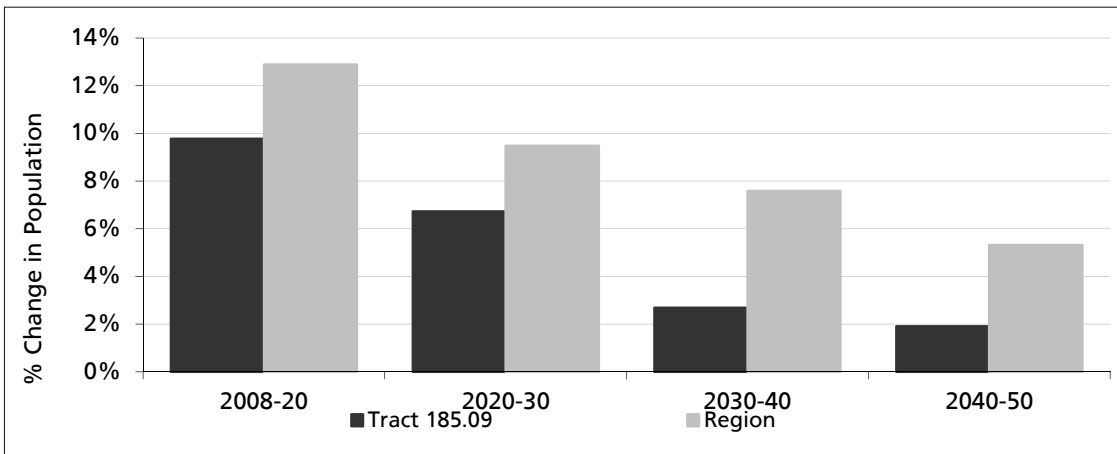
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,186	5,693	6,076	6,239	6,358	1,172	23%
Under 5	833	831	850	829	794	-39	-5%
5 to 9	605	704	725	744	737	132	22%
10 to 14	408	506	515	523	538	130	32%
15 to 17	267	277	292	284	294	27	10%
18 to 19	144	130	160	153	157	13	9%
20 to 24	330	319	420	410	416	86	26%
25 to 29	573	660	684	713	697	124	22%
30 to 34	563	581	547	685	679	116	21%
35 to 39	402	400	474	476	521	119	30%
40 to 44	311	365	395	352	461	150	48%
45 to 49	251	290	285	324	333	82	33%
50 to 54	169	191	202	209	192	23	14%
55 to 59	100	135	148	133	155	55	55%
60 to 61	30	41	45	44	49	19	63%
62 to 64	44	63	55	49	46	2	5%
65 to 69	43	76	104	113	105	62	144%
70 to 74	22	31	38	32	29	7	32%
75 to 79	29	35	54	58	49	20	69%
80 to 84	39	34	59	73	68	29	74%
85 and over	23	24	24	35	38	15	65%
Median Age	25.1	25.6	25.6	26.2	26.7	1.6	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,186	5,693	6,076	6,239	6,358	1,172	23%
Hispanic	3,154	3,813	4,271	4,591	4,854	1,700	54%
Non-Hispanic	2,032	1,880	1,805	1,648	1,504	-528	-26%
White	1,254	1,107	1,038	925	823	-431	-34%
Black	358	335	303	247	193	-165	-46%
American Indian	24	26	24	24	24	0	0%
Asian	150	166	184	193	202	52	35%
Hawaiian / Pacific Islander	64	55	48	43	39	-25	-39%
Other	13	18	21	23	25	12	92%
Two or More Races	169	173	187	193	198	29	17%

GROWTH TRENDS IN TOTAL POPULATION



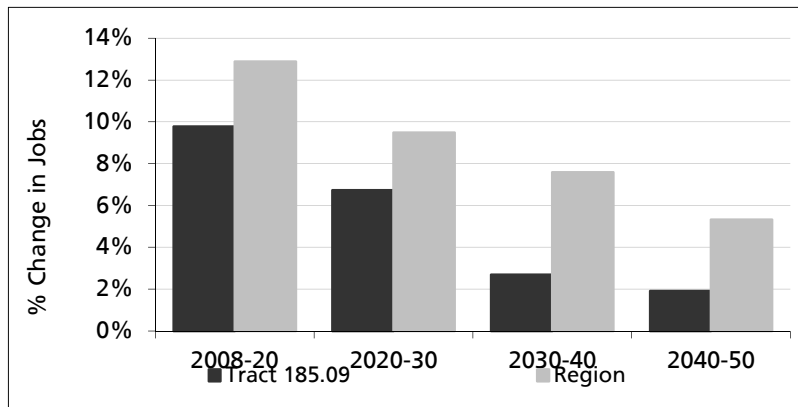
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,670	2,670	2,682	2,700	2,732	62	2%
Civilian Jobs	2,670	2,670	2,682	2,700	2,732	62	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	480	480	480	480	480	0	0%
Developed Acres	450	456	478	478	478	28	6%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	113	114	135	134	134	21	19%
Multiple Family	57	62	62	62	62	5	8%
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	1	1	1	1	1	0	0%
Commercial/Services	152	152	153	153	154	2	1%
Office	9	9	9	9	9	0	0%
Schools	12	12	12	12	12	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	33	33	33	33	33	0	0%
Vacant Developable Acres	30	24	2	2	2	-28	-93%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	23	23	0	0	0	-23	-98%
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	1	1	1	1	1	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	15.4	15.4	15.4	15.4	15.6	0.2	1%
Residential Density⁴	10.1	10.6	9.9	9.9	9.9	-0.2	-2%

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).