

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 192.08



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,193	3,335	4,739	5,244	5,317	2,124	67%
Household Population	3,118	3,256	4,651	5,142	5,209	2,091	67%
Group Quarters Population	75	79	88	102	108	33	44%
Civilian	75	79	88	102	108	33	44%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,099	1,144	1,608	1,742	1,745	646	59%
Single Family	1,099	1,144	1,608	1,742	1,745	646	59%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,032	1,085	1,531	1,659	1,667	635	62%
Single Family	1,032	1,085	1,531	1,659	1,667	635	62%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.1%	5.2%	4.8%	4.8%	4.5%	-1.6	-26%
Single Family	6.1%	5.2%	4.8%	4.8%	4.5%	-1.6	-26%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.02	3.00	3.04	3.10	3.12	0.10	3%

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	44	35	28	26	25	-19	-43%
\$15,000-\$29,999	61	57	58	57	54	-7	-11%
\$30,000-\$44,999	151	137	151	147	139	-12	-8%
\$45,000-\$59,999	92	96	124	129	128	36	39%
\$60,000-\$74,999	156	155	192	193	192	36	23%
\$75,000-\$99,999	198	210	274	282	282	84	42%
\$100,000-\$124,999	143	152	222	240	240	97	68%
\$125,000-\$149,999	55	80	154	176	178	123	224%
\$150,000-\$199,999	62	93	187	226	227	165	266%
\$200,000 or more	70	70	141	183	202	132	189%
Total Households	1,032	1,085	1,531	1,659	1,667	635	62%
Median Household Income							
Adjusted for inflation (\$1999)	\$76,515	\$82,440	\$94,389	\$99,601	\$101,406	\$24,891	33%

***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.

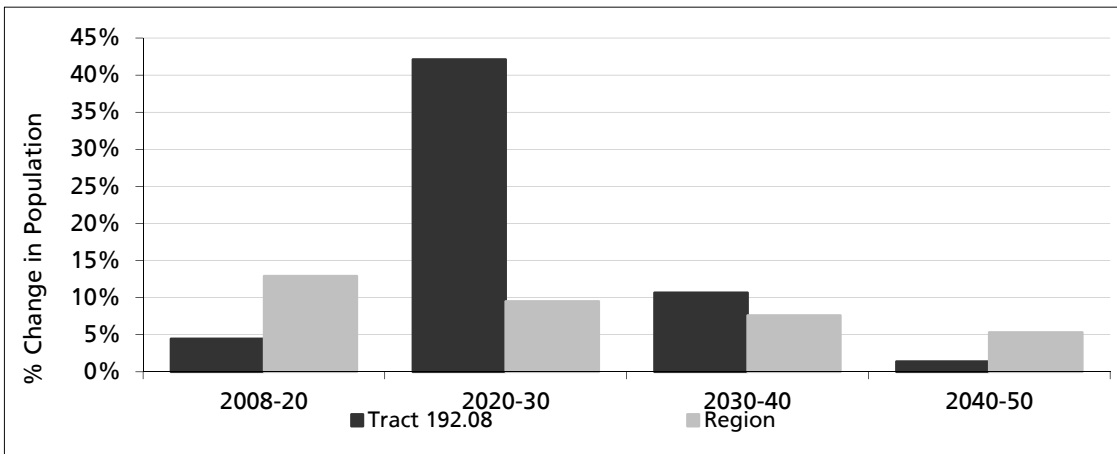
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,193	3,335	4,739	5,244	5,317	2,124	67%
Under 5	179	175	260	281	277	98	55%
5 to 9	192	196	286	334	328	136	71%
10 to 14	198	214	293	336	340	142	72%
15 to 17	159	156	211	234	238	79	50%
18 to 19	114	97	134	146	146	32	28%
20 to 24	267	260	415	445	464	197	74%
25 to 29	201	245	345	374	387	186	93%
30 to 34	157	161	216	278	283	126	80%
35 to 39	165	144	237	270	282	117	71%
40 to 44	189	145	220	227	253	64	34%
45 to 49	234	195	241	315	330	96	41%
50 to 54	260	228	286	327	310	50	19%
55 to 59	246	274	330	310	376	130	53%
60 to 61	100	109	116	100	122	22	22%
62 to 64	117	167	184	176	178	61	52%
65 to 69	140	231	349	332	292	152	109%
70 to 74	92	156	272	269	251	159	173%
75 to 79	51	56	119	135	106	55	108%
80 to 84	48	40	92	123	93	45	94%
85 and over	84	86	133	232	261	177	211%
Median Age	38.9	40.7	39.4	38.6	38.5	-0.4	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,193	3,335	4,739	5,244	5,317	2,124	67%
Hispanic	627	883	1,535	1,903	2,121	1,494	238%
Non-Hispanic	2,566	2,452	3,204	3,341	3,196	630	25%
White	2,361	2,220	2,837	2,883	2,672	311	13%
Black	8	8	11	13	14	6	75%
American Indian	28	27	34	35	34	6	21%
Asian	91	112	188	245	292	201	221%
Hawaiian / Pacific Islander	10	10	14	16	17	7	70%
Other	9	10	16	18	19	10	111%
Two or More Races	59	65	104	131	148	89	151%

GROWTH TRENDS IN TOTAL POPULATION



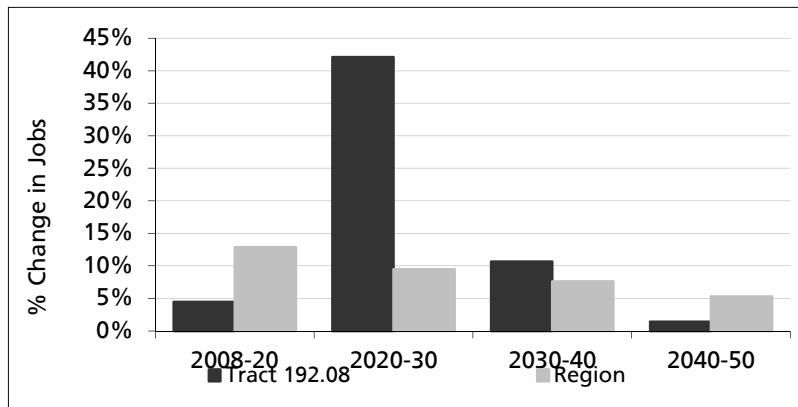
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,863	1,863	2,061	2,430	2,680	817	44%
Civilian Jobs	1,863	1,863	2,061	2,430	2,680	817	44%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,505	7,505	7,505	7,505	7,505	0	0%
Developed Acres	4,204	4,226	4,998	6,830	6,887	2,683	64%
Low Density Single Family	1,321	1,435	3,165	5,223	5,268	3,948	299%
Single Family	624	625	734	745	745	121	19%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	59	59	59	59	59	0	0%
Commercial/Services	12	12	22	40	52	39	313%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	307	307	307	307	307	0	0%
Agricultural and Extractive ²	1,853	1,759	683	428	428	-1,425	-77%
Parks and Military Use	27	27	27	27	27	0	0%
Vacant Developable Acres	2,949	2,928	2,155	324	266	-2,683	-91%
Low Density Single Family	2,833	2,812	2,116	311	266	-2,567	-91%
Single Family	77	76	10	1	0	-77	-100%
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	39	39	29	12	0	-39	-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	352	352	352	352	352	0	0%
Employment Density³	26.1	26.1	25.3	24.6	24.2	-1.8	-7%
Residential Density⁴	0.6	0.6	0.4	0.3	0.3	-0.3	-49%

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).