

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 200.18



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,920	5,640	5,404	5,279	5,266	-654	-11%
Household Population	5,914	5,629	5,382	5,247	5,227	-687	-12%
Group Quarters Population	6	11	22	32	39	33	550%
Civilian	6	11	22	32	39	33	550%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,801	1,751	1,667	1,607	1,584	-217	-12%
Single Family	816	858	828	828	828	12	1%
Multiple Family	574	600	569	569	569	-5	-1%
Mobile Homes	411	293	270	210	187	-224	-55%
Occupied Housing Units	1,750	1,681	1,607	1,550	1,534	-216	-12%
Single Family	791	832	805	805	805	14	2%
Multiple Family	548	573	548	549	550	2	0%
Mobile Homes	411	276	254	196	179	-232	-56%
Vacancy Rate	2.8%	4.0%	3.6%	3.5%	3.2%	0.4	14%
Single Family	3.1%	3.0%	2.8%	2.8%	2.8%	-0.3	-10%
Multiple Family	4.5%	4.5%	3.7%	3.5%	3.3%	-1.2	-27%
Mobile Homes	0.0%	5.8%	5.9%	6.7%	0.0%	0.0	0%
Persons per Household	3.38	3.35	3.35	3.39	3.41	0.03	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	178	154	134	115	97	-81	-46%
\$15,000-\$29,999	393	331	297	267	247	-146	-37%
\$30,000-\$44,999	352	319	297	259	239	-113	-32%
\$45,000-\$59,999	293	270	259	250	245	-48	-16%
\$60,000-\$74,999	210	186	181	175	169	-41	-20%
\$75,000-\$99,999	176	171	168	165	162	-14	-8%
\$100,000-\$124,999	79	96	94	90	94	15	19%
\$125,000-\$149,999	45	93	107	117	120	75	167%
\$150,000-\$199,999	23	59	63	91	118	95	413%
\$200,000 or more	1	2	7	21	43	42	4200%
Total Households	1,750	1,681	1,607	1,550	1,534	-216	-12%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,955	\$47,028	\$49,373	\$53,040	\$56,265	\$13,310	31%

***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.

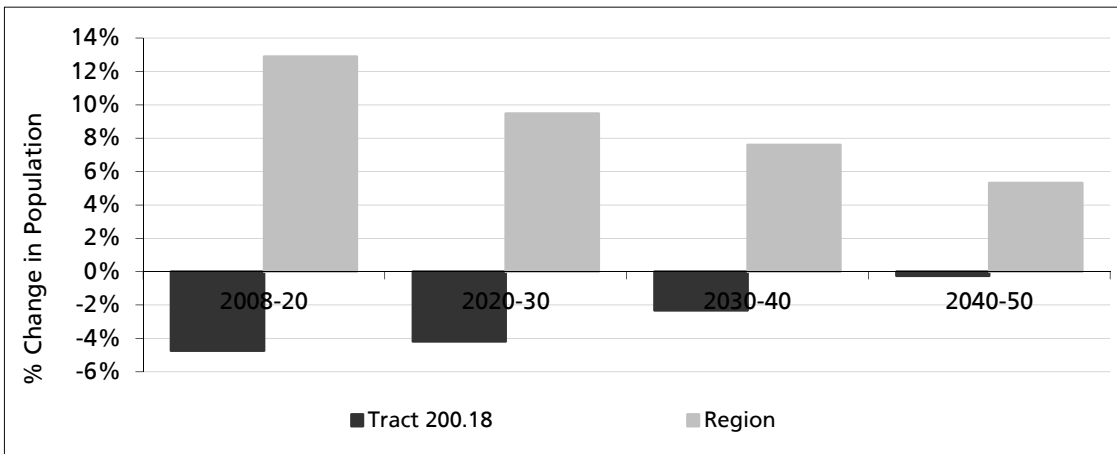
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,920	5,640	5,404	5,279	5,266	-654	-11%
Under 5	613	523	477	456	424	-189	-31%
5 to 9	560	590	521	507	482	-78	-14%
10 to 14	527	562	504	479	479	-48	-9%
15 to 17	324	289	284	265	267	-57	-18%
18 to 19	188	144	159	147	151	-37	-20%
20 to 24	494	387	465	431	423	-71	-14%
25 to 29	587	565	525	525	500	-87	-15%
30 to 34	589	512	418	497	470	-119	-20%
35 to 39	538	455	468	445	474	-64	-12%
40 to 44	443	428	401	337	421	-22	-5%
45 to 49	350	352	312	335	332	-18	-5%
50 to 54	311	320	317	307	265	-46	-15%
55 to 59	200	246	247	220	241	41	21%
60 to 61	53	61	56	45	46	-7	-13%
62 to 64	55	79	79	81	76	21	38%
65 to 69	24	40	45	44	41	17	71%
70 to 74	35	50	73	83	89	54	154%
75 to 79	12	15	23	29	29	17	142%
80 to 84	5	5	6	8	8	3	60%
85 and over	12	17	24	38	48	36	300%
Median Age	27.2	27.9	27.8	28.4	29.1	1.9	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,920	5,640	5,404	5,279	5,266	-654	-11%
Hispanic	4,167	4,217	4,180	4,231	4,337	170	4%
Non-Hispanic	1,753	1,423	1,224	1,048	929	-824	-47%
White	1,383	1,063	871	699	574	-809	-58%
Black	76	80	82	82	84	8	11%
American Indian	32	29	24	20	19	-13	-41%
Asian	164	160	159	160	164	0	0%
Hawaiian / Pacific Islander	7	8	8	8	8	1	14%
Other	0	0	0	0	0	0	0%
Two or More Races	91	83	80	79	80	-11	-12%

GROWTH TRENDS IN TOTAL POPULATION



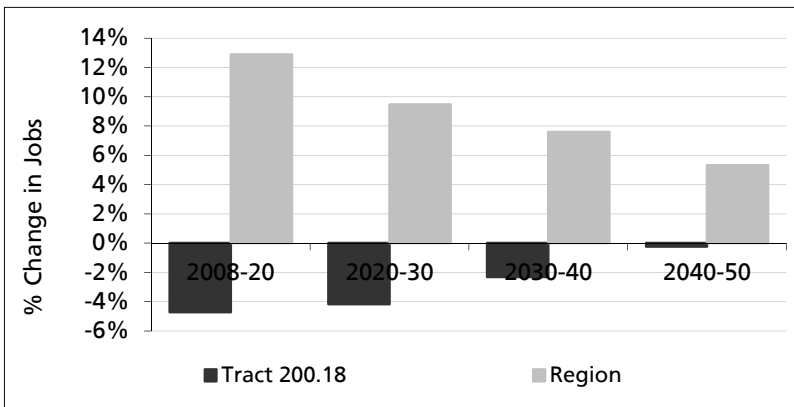
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,127	2,579	3,034	3,075	3,075	1,948	173%
Civilian Jobs	1,127	2,579	3,034	3,075	3,075	1,948	173%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	617	617	617	617	617	0	0%
Developed Acres	552	601	601	603	603	51	9%
Low Density Single Family	50	51	51	51	51	1	2%
Single Family	205	237	231	231	231	26	13%
Multiple Family	24	25	24	24	24	0	1%
Mobile Homes	55	55	55	55	55	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	26	50	50	50	50	24	92%
Commercial/Services	23	27	28	29	29	6	26%
Office	0	5	11	11	11	10	2511%
Schools	8	12	12	12	12	4	53%
Roads and Freeways	101	101	101	101	101	0	0%
Agricultural and Extractive ²	42	4	4	4	4	-38	-90%
Parks and Military Use	17	34	34	34	34	17	102%
Vacant Developable Acres	65	16	15	14	14	-51	-78%
Low Density Single Family	1	0	0	0	0	-1	-100%
Single Family	25	8	8	8	8	-17	-69%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	23	0	0	0	0	-23	-100%
Commercial/Services	4	1	1	0	0	-4	-100%
Office	0	0	0	0	0	0	0%
Schools	4	0	0	0	0	-4	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	6	6	6	6	6	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	19.5	27.5	30.1	30.1	30.1	10.6	54%
Residential Density⁴	5.4	4.8	4.6	4.4	4.4	-1.0	-19%

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).