

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 186.14



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,733	7,928	8,046	8,204	8,300	567	7%
Household Population	7,733	7,928	8,046	8,204	8,300	567	7%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,722	2,722	2,726	2,726	2,740	18	1%
Single Family	574	574	574	574	574	0	0%
Multiple Family	1,152	1,152	1,152	1,152	1,152	0	0%
Mobile Homes	996	996	1,000	1,000	1,014	18	2%
Occupied Housing Units	2,586	2,627	2,637	2,641	2,658	72	3%
Single Family	559	558	560	560	561	2	0%
Multiple Family	1,098	1,111	1,113	1,115	1,115	17	2%
Mobile Homes	929	958	964	966	982	53	6%
Vacancy Rate	5.0%	3.5%	3.3%	3.1%	3.0%	-2.0	-40%
Single Family	2.6%	2.8%	2.4%	2.4%	2.3%	-0.3	-12%
Multiple Family	4.7%	3.6%	3.4%	3.2%	3.2%	-1.5	-32%
Mobile Homes	6.7%	3.8%	3.6%	3.4%	0.0%	-6.7	-100%
Persons per Household	2.99	3.02	3.05	3.11	3.12	0.13	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	331	270	211	164	136	-195	-59%
\$15,000-\$29,999	581	494	407	326	266	-315	-54%
\$30,000-\$44,999	538	520	460	396	348	-190	-35%
\$45,000-\$59,999	421	425	419	391	368	-53	-13%
\$60,000-\$74,999	284	297	305	298	291	7	2%
\$75,000-\$99,999	230	293	334	357	361	131	57%
\$100,000-\$124,999	79	137	201	266	304	225	285%
\$125,000-\$149,999	64	98	137	195	262	198	309%
\$150,000-\$199,999	35	64	90	126	152	117	334%
\$200,000 or more	23	29	73	122	170	147	639%
Total Households	2,586	2,627	2,637	2,641	2,658	72	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$40,623	\$46,041	\$53,610	\$62,190	\$70,876	\$30,253	74%

***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.

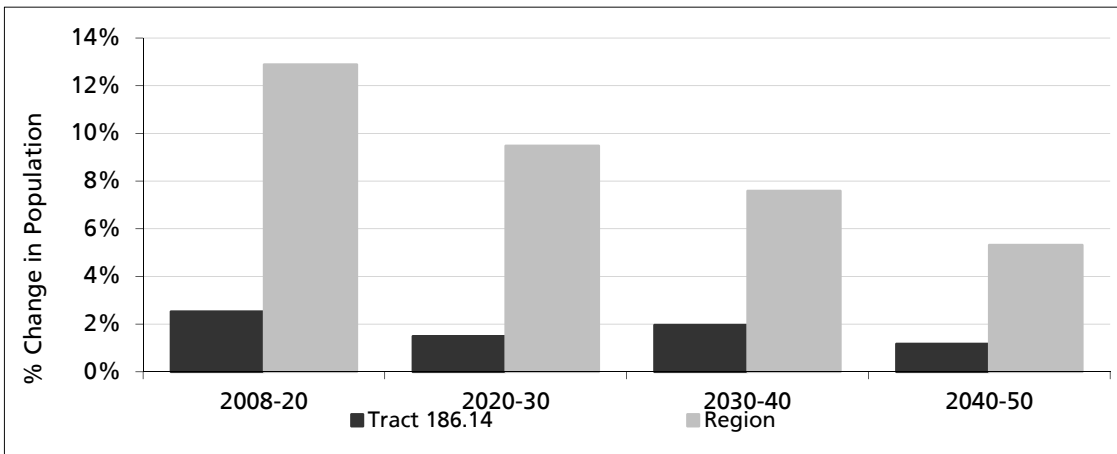
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,733	7,928	8,046	8,204	8,300	567	7%
Under 5	837	762	685	669	662	-175	-21%
5 to 9	797	794	717	714	735	-62	-8%
10 to 14	532	560	565	528	545	13	2%
15 to 17	365	336	335	322	308	-57	-16%
18 to 19	217	190	175	189	204	-13	-6%
20 to 24	441	435	483	495	449	8	2%
25 to 29	528	603	593	575	599	71	13%
30 to 34	593	591	530	622	611	18	3%
35 to 39	565	485	551	560	563	-2	0%
40 to 44	502	482	483	462	507	5	1%
45 to 49	445	446	422	437	457	12	3%
50 to 54	452	434	366	397	400	-52	-12%
55 to 59	292	392	372	336	396	104	36%
60 to 61	126	127	159	151	173	47	37%
62 to 64	127	218	207	230	201	74	58%
65 to 69	195	306	311	297	285	90	46%
70 to 74	177	266	360	324	322	145	82%
75 to 79	178	157	289	307	264	86	48%
80 to 84	167	147	254	281	256	89	53%
85 and over	197	197	189	308	363	166	84%
Median Age	31.3	32.4	34.4	34.9	35.3	4.0	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,733	7,928	8,046	8,204	8,300	567	7%
Hispanic	2,790	3,356	3,706	4,090	4,521	1,731	62%
Non-Hispanic	4,943	4,572	4,340	4,114	3,779	-1,164	-24%
White	2,984	2,621	2,393	2,201	1,953	-1,031	-35%
Black	809	744	657	553	435	-374	-46%
American Indian	25	26	29	31	23	-2	-8%
Asian	598	643	707	755	795	197	33%
Hawaiian / Pacific Islander	115	112	89	83	78	-37	-32%
Other	32	29	46	47	47	15	47%
Two or More Races	380	397	419	444	448	68	18%

GROWTH TRENDS IN TOTAL POPULATION



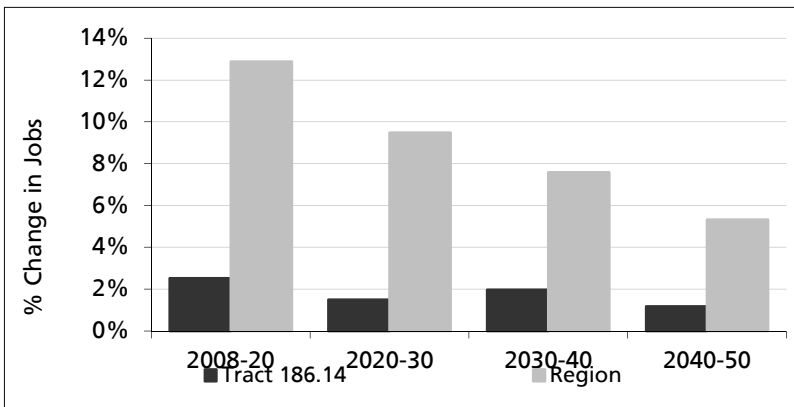
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	439	439	439	1,210	1,416	977	223%
Civilian Jobs	439	439	439	1,210	1,416	977	223%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	428	428	428	428	428	0	0%
Developed Acres	400	400	400	422	427	27	7%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	87	87	87	87	87	0	0%
Multiple Family	69	69	69	69	69	0	0%
Mobile Homes	139	139	139	139	139	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	29	29	29	56	62	32	110%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	65	65	65	65	65	0	0%
Agricultural and Extractive ²	5	5	5	0	0	-5	-100%
Parks and Military Use	4	4	4	4	4	0	0%
Vacant Developable Acres	27	27	27	6	0	-27	-99%
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	27	27	27	6	0	-27	-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	0	0	0	0	0	0	0%
Employment Density³	14.0	14.0	14.0	20.8	22.2	8.2	59%
Residential Density⁴	9.2	9.2	9.3	9.3	9.3	0.1	1%

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).