

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 188.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,893	4,776	6,029	6,079	6,205	2,312	59%
Household Population	3,878	4,751	5,996	6,028	6,143	2,265	58%
Group Quarters Population	15	25	33	51	62	47	313%
Civilian	15	25	33	51	62	47	313%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,350	1,669	2,094	2,094	2,094	744	55%
Single Family	1,350	1,669	2,094	2,094	2,094	744	55%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,313	1,611	2,036	2,031	2,031	718	55%
Single Family	1,313	1,611	2,036	2,031	2,031	718	55%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.7%	3.5%	2.8%	3.0%	3.0%	0.3	11%
Single Family	2.7%	3.5%	2.8%	3.0%	3.0%	0.3	11%
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	2.95	2.95	2.94	2.97	3.02	0.07	2%

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	121	104	96	88	83	-38	-31%
\$15,000-\$29,999	72	66	61	55	52	-20	-28%
\$30,000-\$44,999	102	99	101	101	98	-4	-4%
\$45,000-\$59,999	127	137	159	159	157	30	24%
\$60,000-\$74,999	186	185	201	201	201	15	8%
\$75,000-\$99,999	295	348	408	408	408	113	38%
\$100,000-\$124,999	193	229	295	293	292	99	51%
\$125,000-\$149,999	71	114	168	168	168	97	137%
\$150,000-\$199,999	83	198	312	320	324	241	290%
\$200,000 or more	63	131	235	238	248	185	294%
Total Households	1,313	1,611	2,036	2,031	2,031	718	55%
Median Household Income							
Adjusted for inflation (\$1999)	\$79,110	\$90,409	\$99,510	\$100,299	\$101,413	\$22,303	28%

***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.

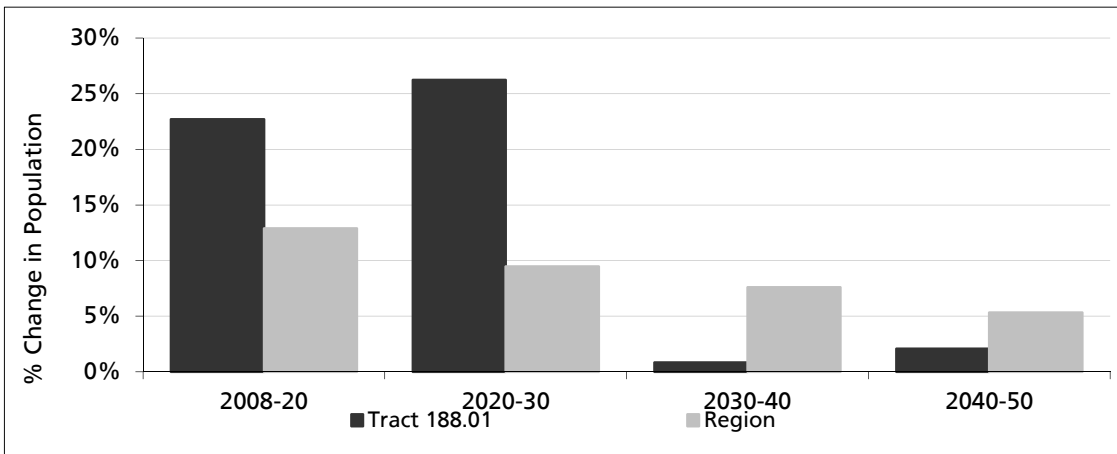
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,893	4,776	6,029	6,079	6,205	2,312	59%
Under 5	262	307	397	387	396	134	51%
5 to 9	276	313	394	403	404	128	46%
10 to 14	248	304	364	387	403	155	63%
15 to 17	159	188	217	229	245	86	54%
18 to 19	134	139	161	162	168	34	25%
20 to 24	328	361	496	478	510	182	55%
25 to 29	250	375	477	480	524	274	110%
30 to 34	160	200	217	260	275	115	72%
35 to 39	158	166	251	271	288	130	82%
40 to 44	211	203	273	261	290	79	37%
45 to 49	297	273	255	316	328	31	10%
50 to 54	299	293	308	331	323	24	8%
55 to 59	258	330	331	278	348	90	35%
60 to 61	92	126	130	108	139	47	51%
62 to 64	76	135	140	125	132	56	74%
65 to 69	164	306	380	292	238	74	45%
70 to 74	165	316	464	377	310	145	88%
75 to 79	203	264	487	539	464	261	129%
80 to 84	72	74	135	142	116	44	61%
85 and over	81	103	152	253	304	223	275%
Median Age	39.1	40.9	40.7	39.7	38.1	-1.0	-3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,893	4,776	6,029	6,079	6,205	2,312	59%
Hispanic	647	1,051	1,584	1,837	2,131	1,484	229%
Non-Hispanic	3,246	3,725	4,445	4,242	4,074	828	26%
White	2,991	3,401	4,010	3,774	3,581	590	20%
Black	22	33	46	49	52	30	136%
American Indian	28	21	20	12	8	-20	-71%
Asian	81	121	175	199	221	140	173%
Hawaiian / Pacific Islander	32	35	42	46	43	11	34%
Other	12	9	12	16	18	6	50%
Two or More Races	80	105	140	146	151	71	89%

GROWTH TRENDS IN TOTAL POPULATION



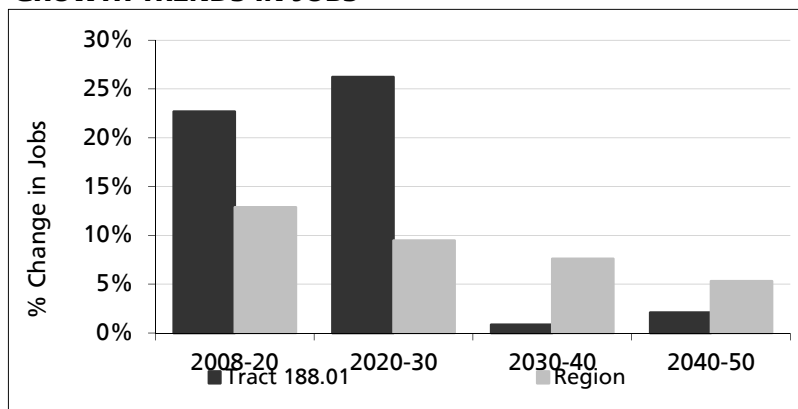
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,966	2,065	2,065	2,065	2,065	99	5%
Civilian Jobs	1,966	2,065	2,065	2,065	2,065	99	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,054	3,054	3,054	3,054	3,054	0	0%
Developed Acres	2,749	2,900	3,032	3,032	3,032	283	10%
Low Density Single Family	1,168	1,272	1,778	1,778	1,778	610	52%
Single Family	357	547	673	673	673	316	89%
Multiple Family	0	0	0	0	0	0	0%
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	41	301	301	301	301	260	639%
Commercial/Services	21	21	21	21	21	0	0%
Office	0	0	0	0	0	0	0%
Schools	81	81	81	81	81	0	0%
Roads and Freeways	120	120	120	120	120	0	0%
Agricultural and Extractive ²	935	531	32	32	32	-903	-97%
Parks and Military Use	27	27	27	27	27	0	0%
Vacant Developable Acres	303	152	20	20	20	-283	-93%
Low Density Single Family	103	79	20	20	20	-84	-81%
Single Family	200	74	1	1	1	-200	-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	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	2	2	2	2	2	0	0%
Employment Density³	13.8	5.1	5.1	5.1	5.1	-8.7	-63%
Residential Density⁴	0.9	0.9	0.9	0.9	0.9	0.0	-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).