

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 189.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,735	6,034	7,254	8,161	8,617	2,882	50%
Household Population	5,505	5,777	6,962	7,808	8,229	2,724	49%
Group Quarters Population	230	257	292	353	388	158	69%
Civilian	230	257	292	353	388	158	69%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,880	2,019	2,395	2,625	2,751	871	46%
Single Family	1,172	1,185	1,186	1,252	1,242	70	6%
Multiple Family	708	834	1,209	1,373	1,509	801	113%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,773	1,865	2,234	2,466	2,589	816	46%
Single Family	1,115	1,103	1,114	1,181	1,176	61	5%
Multiple Family	658	762	1,120	1,285	1,413	755	115%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.7%	7.6%	6.7%	6.1%	5.9%	0.2	4%
Single Family	4.9%	6.9%	6.1%	5.7%	5.3%	0.4	8%
Multiple Family	7.1%	8.6%	7.4%	6.4%	6.4%	-0.7	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.10	3.10	3.12	3.17	3.18	0.08	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	230	196	175	157	142	-88	-38%
\$15,000-\$29,999	376	345	337	324	313	-63	-17%
\$30,000-\$44,999	302	286	300	297	292	-10	-3%
\$45,000-\$59,999	342	307	317	326	325	-17	-5%
\$60,000-\$74,999	241	211	245	248	251	10	4%
\$75,000-\$99,999	169	243	303	336	346	177	105%
\$100,000-\$124,999	66	106	167	201	214	148	224%
\$125,000-\$149,999	14	63	129	161	178	164	1171%
\$150,000-\$199,999	24	71	140	218	276	252	1050%
\$200,000 or more	9	37	121	198	252	243	2700%
Total Households	1,773	1,865	2,234	2,466	2,589	816	46%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,932	\$50,155	\$59,432	\$67,802	\$73,297	\$29,365	67%

***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.

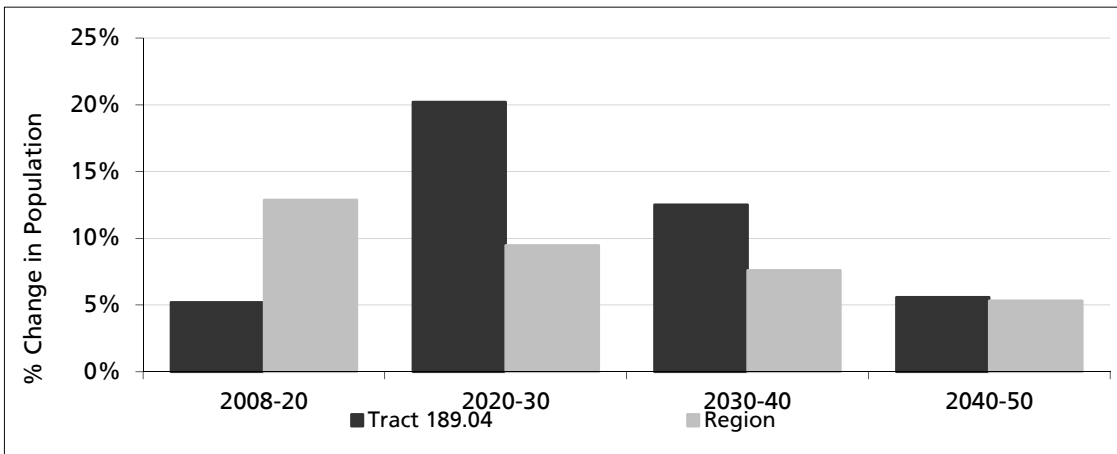
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,735	6,034	7,254	8,161	8,617	2,882	50%
Under 5	494	454	527	573	565	71	14%
5 to 9	477	508	573	634	637	160	34%
10 to 14	435	504	576	636	675	240	55%
15 to 17	261	254	302	323	348	87	33%
18 to 19	191	162	211	224	243	52	27%
20 to 24	449	396	545	580	609	160	36%
25 to 29	597	672	749	820	850	253	42%
30 to 34	539	534	569	740	760	221	41%
35 to 39	364	331	446	487	535	171	47%
40 to 44	352	375	452	450	576	224	64%
45 to 49	323	333	364	454	484	161	50%
50 to 54	308	303	347	396	383	75	24%
55 to 59	271	323	361	354	426	155	57%
60 to 61	82	99	104	99	116	34	41%
62 to 64	107	167	205	243	252	145	136%
65 to 69	151	253	369	420	406	255	169%
70 to 74	75	121	192	228	252	177	236%
75 to 79	56	60	94	104	85	29	52%
80 to 84	84	67	124	162	138	54	64%
85 and over	119	118	144	234	277	158	133%
Median Age	29.7	30.6	31.3	32.0	32.5	2.8	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,735	6,034	7,254	8,161	8,617	2,882	50%
Hispanic	2,779	3,405	4,476	5,375	5,995	3,216	116%
Non-Hispanic	2,956	2,629	2,778	2,786	2,622	-334	-11%
White	2,530	2,194	2,270	2,234	2,055	-475	-19%
Black	134	136	150	148	140	6	4%
American Indian	20	14	12	10	9	-11	-55%
Asian	90	103	131	156	173	83	92%
Hawaiian / Pacific Islander	7	7	7	7	7	0	0%
Other	2	2	2	2	2	0	0%
Two or More Races	173	173	206	229	236	63	36%

GROWTH TRENDS IN TOTAL POPULATION



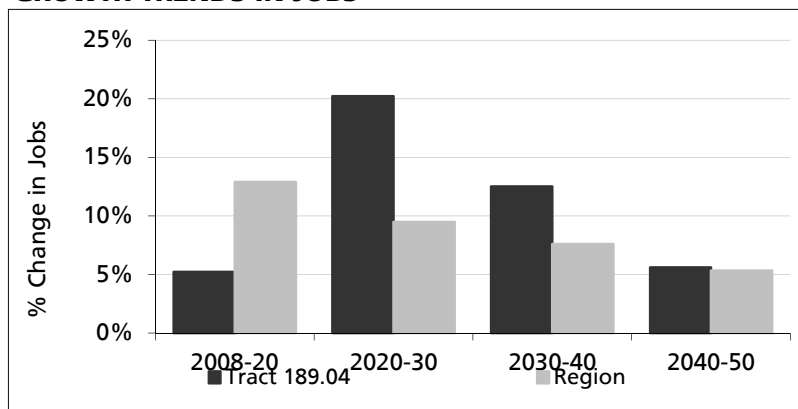
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,026	3,103	3,381	3,682	3,890	864	29%
Civilian Jobs	3,026	3,103	3,381	3,682	3,890	864	29%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	713	713	713	713	713	0	0%
Developed Acres	650	655	678	703	705	55	8%
Low Density Single Family	18	15	0	0	0	-18	-100%
Single Family	322	325	337	359	355	33	10%
Multiple Family	29	30	33	34	34	5	16%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	8	8	8	8	8	0	0%
Mixed Use	0	6	22	32	44	44	--
Industrial	44	55	72	73	69	25	56%
Commercial/Services	58	56	47	43	41	-17	-30%
Office	11	11	10	8	6	-5	-43%
Schools	40	40	40	40	40	0	0%
Roads and Freeways	93	93	93	93	93	0	0%
Agricultural and Extractive ²	13	4	4	0	0	-13	-100%
Parks and Military Use	12	12	12	14	14	2	17%
Vacant Developable Acres	57	51	29	4	2	-55	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	36	36	22	1	1	-35	-98%
Multiple Family	5	4	1	0	0	-5	-100%
Mixed Use	6	4	3	3	1	-5	-78%
Industrial	7	4	0	0	0	-7	-100%
Commercial/Services	1	1	1	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	2	2	2	0	0	-2	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	6	6	6	6	6	0	0%
Employment Density³	19.8	18.8	18.8	20.5	21.9	2.1	11%
Residential Density⁴	5.0	5.3	6.2	6.3	6.6	1.6	32%

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).