

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 191.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,271	5,908	7,668	10,554	12,349	7,078	134%
Household Population	5,271	5,908	7,668	10,554	12,349	7,078	134%
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	2,338	2,506	3,072	3,992	4,604	2,266	97%
Single Family	2,192	2,360	2,925	3,845	4,454	2,262	103%
Multiple Family	7	7	7	7	7	0	0%
Mobile Homes	139	139	140	140	143	4	3%
Occupied Housing Units	2,081	2,243	2,775	3,613	4,186	2,105	101%
Single Family	1,952	2,106	2,637	3,474	4,043	2,091	107%
Multiple Family	7	7	7	7	7	0	0%
Mobile Homes	122	130	131	132	136	14	11%
Vacancy Rate	11.0%	10.5%	9.7%	9.5%	9.1%	-1.9	-17%
Single Family	10.9%	10.8%	9.8%	9.6%	9.2%	-1.7	-16%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	12.2%	6.5%	6.4%	5.7%	0.0%	-12.2	-100%
Persons per Household	2.53	2.63	2.76	2.92	2.95	0.42	17%

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	194	172	176	192	188	-6	-3%
\$15,000-\$29,999	346	326	351	395	395	49	14%
\$30,000-\$44,999	357	355	424	513	520	163	46%
\$45,000-\$59,999	269	308	375	459	474	205	76%
\$60,000-\$74,999	400	268	334	419	438	38	10%
\$75,000-\$99,999	258	297	389	536	594	336	130%
\$100,000-\$124,999	112	159	229	333	415	303	271%
\$125,000-\$149,999	31	104	148	224	285	254	819%
\$150,000-\$199,999	61	170	218	308	450	389	638%
\$200,000 or more	53	84	131	234	427	374	706%
Total Households	2,081	2,243	2,775	3,613	4,186	2,105	101%
Median Household Income							
Adjusted for inflation (\$1999)	\$53,002	\$58,076	\$62,762	\$68,860	\$78,283	\$25,281	48%

***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.

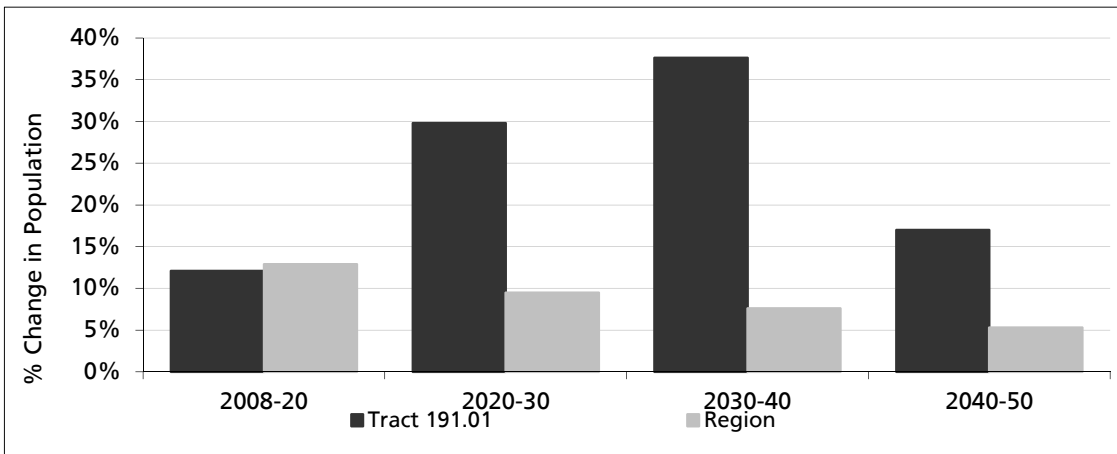
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,271	5,908	7,668	10,554	12,349	7,078	134%
Under 5	385	357	415	541	563	178	46%
5 to 9	352	408	470	623	670	318	90%
10 to 14	412	491	560	711	805	393	95%
15 to 17	268	269	333	409	463	195	73%
18 to 19	202	161	213	254	285	83	41%
20 to 24	538	443	662	822	923	385	72%
25 to 29	401	438	511	718	766	365	91%
30 to 34	328	329	350	550	597	269	82%
35 to 39	346	317	450	571	683	337	97%
40 to 44	342	370	466	555	741	399	117%
45 to 49	403	418	458	672	745	342	85%
50 to 54	316	353	445	595	601	285	90%
55 to 59	258	404	521	640	807	549	213%
60 to 61	94	147	169	216	284	190	202%
62 to 64	83	157	208	292	325	242	292%
65 to 69	122	232	370	509	561	439	360%
70 to 74	93	158	270	361	417	324	348%
75 to 79	95	130	262	458	546	451	475%
80 to 84	84	96	185	343	421	337	401%
85 and over	149	230	350	714	1,146	997	669%
Median Age	31.2	35.9	38.6	40.7	42.8	11.6	37%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,271	5,908	7,668	10,554	12,349	7,078	134%
Hispanic	2,885	3,625	5,045	7,251	8,683	5,798	201%
Non-Hispanic	2,386	2,283	2,623	3,303	3,666	1,280	54%
White	1,012	1,100	1,390	1,821	2,028	1,016	100%
Black	255	325	452	655	798	543	213%
American Indian	953	643	456	316	184	-769	-81%
Asian	30	73	143	256	355	325	1083%
Hawaiian / Pacific Islander	11	12	14	20	24	13	118%
Other	22	14	12	13	13	-9	-41%
Two or More Races	103	116	156	222	264	161	156%

GROWTH TRENDS IN TOTAL POPULATION



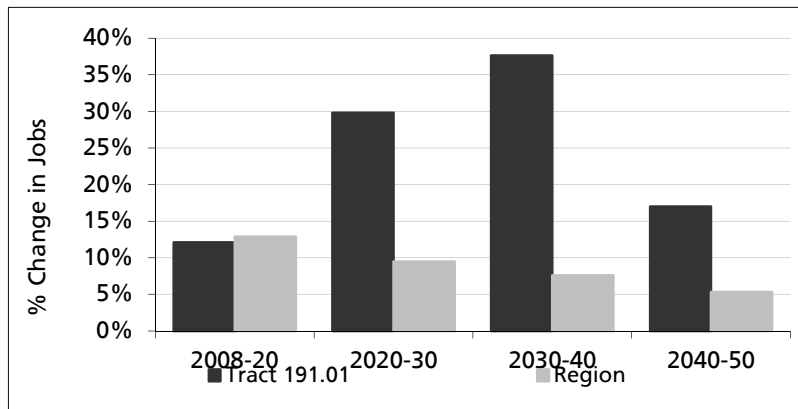
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,842	4,958	6,215	7,618	9,112	4,270	88%
Civilian Jobs	4,842	4,958	6,215	7,618	9,112	4,270	88%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	72,175	72,175	72,175	72,175	72,175	0	0%
Developed Acres	28,689	30,265	32,466	41,795	43,010	14,321	50%
Low Density Single Family	7,198	10,394	15,825	26,680	30,069	22,871	318%
Single Family	164	164	189	256	294	129	79%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	38	38	38	38	38	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	59	71	143	211	255	196	331%
Commercial/Services	262	262	284	308	342	80	31%
Office	0	0	0	0	0	0	0%
Schools	16	16	16	16	16	0	0%
Roads and Freeways	630	630	630	630	630	0	0%
Agricultural and Extractive ²	16,692	15,061	11,713	10,027	7,737	-8,955	-54%
Parks and Military Use	3,629	3,629	3,629	3,629	3,629	0	0%
Vacant Developable Acres	16,499	14,923	12,722	3,393	2,177	-14,321	-87%
Low Density Single Family	16,055	14,490	12,377	3,128	2,011	-14,044	-87%
Single Family	50	50	42	42	22	-28	-56%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	253	241	170	113	69	-184	-73%
Commercial/Services	139	139	131	107	73	-66	-48%
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	2	2	2	2	2	0	0%
Constrained Acres	26,988	26,988	26,988	26,988	26,988	0	0%
Employment Density³	14.4	14.2	14.0	14.2	14.9	0.5	3%
Residential Density⁴	0.3	0.2	0.2	0.1	0.2	-0.2	-52%

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).