

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 191.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,902	1,999	1,979	2,235	3,731	1,829	96%
Household Population	1,902	1,999	1,979	2,235	3,731	1,829	96%
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	746	746	754	868	1,370	624	84%
Single Family	522	522	530	644	1,144	622	119%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	224	224	224	224	226	2	1%
Occupied Housing Units	670	713	711	804	1,284	614	92%
Single Family	466	495	493	586	1,064	598	128%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	204	218	218	218	220	16	8%
Vacancy Rate	10.2%	4.4%	5.7%	7.4%	6.3%	-3.9	-38%
Single Family	10.7%	5.2%	7.0%	9.0%	7.0%	-3.7	-35%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	8.9%	2.7%	2.7%	2.7%	0.0%	-8.9	-100%
Persons per Household	2.84	2.80	2.78	2.78	2.91	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	66	59	60	61	66	0	0%
\$15,000-\$29,999	120	103	106	113	138	18	15%
\$30,000-\$44,999	125	136	137	141	176	51	41%
\$45,000-\$59,999	110	116	116	135	174	64	58%
\$60,000-\$74,999	73	62	60	74	129	56	77%
\$75,000-\$99,999	104	129	124	133	210	106	102%
\$100,000-\$124,999	31	42	42	47	123	92	297%
\$125,000-\$149,999	20	27	26	33	95	75	375%
\$150,000-\$199,999	6	23	24	47	93	87	1450%
\$200,000 or more	15	16	16	20	80	65	433%
Total Households	670	713	711	804	1,284	614	92%
Median Household Income							
Adjusted for inflation (\$1999)	\$48,273	\$52,565	\$51,789	\$54,667	\$70,233	\$21,960	45%

***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.

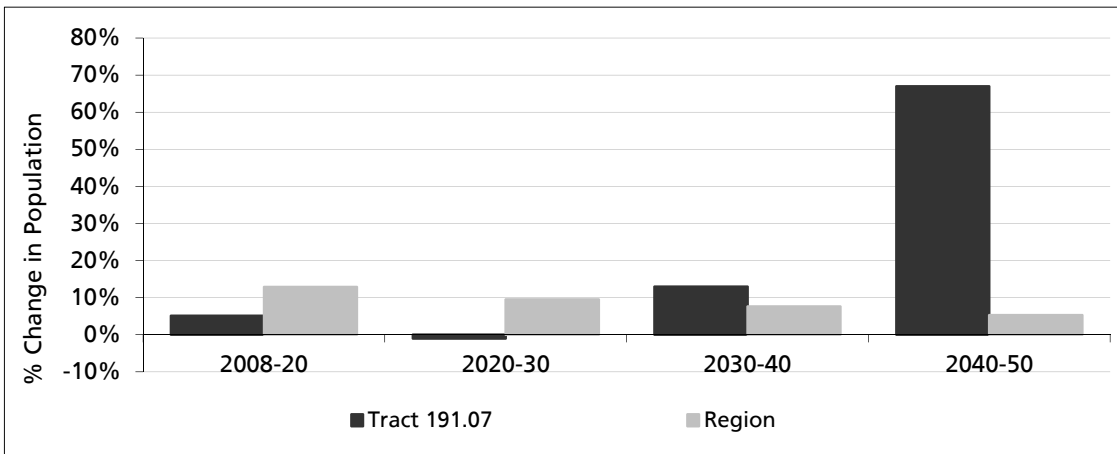
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,902	1,999	1,979	2,235	3,731	1,829	96%
Under 5	140	127	112	116	183	43	31%
5 to 9	122	124	108	111	177	55	45%
10 to 14	101	105	89	97	151	50	50%
15 to 17	97	73	71	78	122	25	26%
18 to 19	66	53	50	45	81	15	23%
20 to 24	157	131	142	135	216	59	38%
25 to 29	92	101	93	97	162	70	76%
30 to 34	60	56	44	56	83	23	38%
35 to 39	44	41	38	38	54	10	23%
40 to 44	65	71	70	64	122	57	88%
45 to 49	101	83	70	84	139	38	38%
50 to 54	135	122	93	111	166	31	23%
55 to 59	115	127	104	97	193	78	68%
60 to 61	42	58	53	47	81	39	93%
62 to 64	77	120	108	122	179	102	132%
65 to 69	104	143	151	150	218	114	110%
70 to 74	81	139	156	166	264	183	226%
75 to 79	85	104	151	177	273	188	221%
80 to 84	78	76	108	153	225	147	188%
85 and over	140	145	168	291	642	502	359%
Median Age	45.3	51.4	55.5	59.4	60.4	15.1	33%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,902	1,999	1,979	2,235	3,731	1,829	96%
Hispanic	693	828	876	1,020	1,706	1,013	146%
Non-Hispanic	1,209	1,171	1,103	1,215	2,025	816	67%
White	946	970	945	1,062	1,798	852	90%
Black	9	9	10	11	21	12	133%
American Indian	182	116	68	47	49	-133	-73%
Asian	5	4	4	6	14	9	180%
Hawaiian / Pacific Islander	5	5	5	7	10	5	100%
Other	5	4	4	4	4	-1	-20%
Two or More Races	57	63	67	78	129	72	126%

GROWTH TRENDS IN TOTAL POPULATION



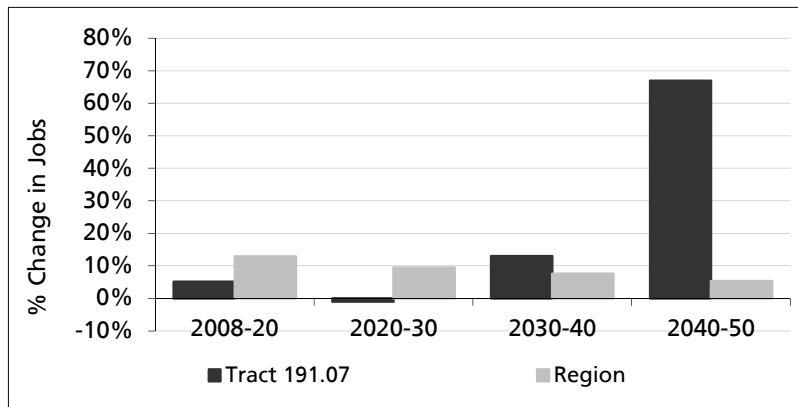
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	145	145	145	145	145	0	0%
Civilian Jobs	145	145	145	145	145	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	25,504	25,504	25,504	25,504	25,504	0	0%
Developed Acres	11,804	11,804	12,070	14,164	24,238	12,434	105%
Low Density Single Family	2,342	2,342	2,631	5,362	18,334	15,992	683%
Single Family	4	4	4	4	4	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	73	73	73	73	73	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	19	19	19	19	19	0	0%
Commercial/Services	15	15	15	15	15	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	68	68	68	68	68	0	0%
Agricultural and Extractive ²	4,201	4,201	4,177	3,540	643	-3,558	-85%
Parks and Military Use	5,082	5,082	5,082	5,082	5,082	0	0%
Vacant Developable Acres	12,975	12,975	12,709	10,615	541	-12,434	-96%
Low Density Single Family	12,975	12,975	12,709	10,615	541	-12,434	-96%
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	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	725	725	725	725	725	0	0%
Employment Density³	4.2	4.2	4.2	4.2	4.2	0.0	0%
Residential Density⁴	0.3	0.3	0.3	0.2	0.1	-0.2	-76%

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).