

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 189.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,218	7,415	8,310	9,622	9,758	2,540	35%
Household Population	7,162	7,346	8,191	9,429	9,520	2,358	33%
Group Quarters Population	56	69	119	193	238	182	325%
Civilian	56	69	119	193	238	182	325%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,065	2,115	2,329	2,623	2,633	568	28%
Single Family	1,180	1,218	1,432	1,726	1,736	556	47%
Multiple Family	808	820	820	820	820	12	1%
Mobile Homes	77	77	77	77	77	0	0%
Occupied Housing Units	2,004	2,045	2,260	2,551	2,562	558	28%
Single Family	1,150	1,182	1,392	1,682	1,693	543	47%
Multiple Family	783	800	804	804	804	21	3%
Mobile Homes	71	63	64	65	65	-6	-8%
Vacancy Rate	3.0%	3.3%	3.0%	2.7%	2.7%	-0.3	-10%
Single Family	2.5%	3.0%	2.8%	2.5%	2.5%	0.0	0%
Multiple Family	3.1%	2.4%	2.0%	2.0%	2.0%	-1.1	-35%
Mobile Homes	7.8%	18.2%	16.9%	15.6%	0.0%	-7.8	-100%
Persons per Household	3.57	3.59	3.62	3.70	3.72	0.15	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	220	182	166	152	143	-77	-35%
\$15,000-\$29,999	438	399	387	371	356	-82	-19%
\$30,000-\$44,999	439	431	440	436	428	-11	-3%
\$45,000-\$59,999	356	347	351	361	356	0	0%
\$60,000-\$74,999	219	203	226	248	247	28	13%
\$75,000-\$99,999	157	217	264	315	316	159	101%
\$100,000-\$124,999	78	82	124	179	183	105	135%
\$125,000-\$149,999	56	97	131	174	178	122	218%
\$150,000-\$199,999	26	58	89	152	179	153	588%
\$200,000 or more	15	29	82	163	176	161	1073%
Total Households	2,004	2,045	2,260	2,551	2,562	558	28%
Median Household Income							
Adjusted for inflation (\$1999)	\$41,754	\$45,454	\$50,855	\$58,151	\$59,916	\$18,162	43%

***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.

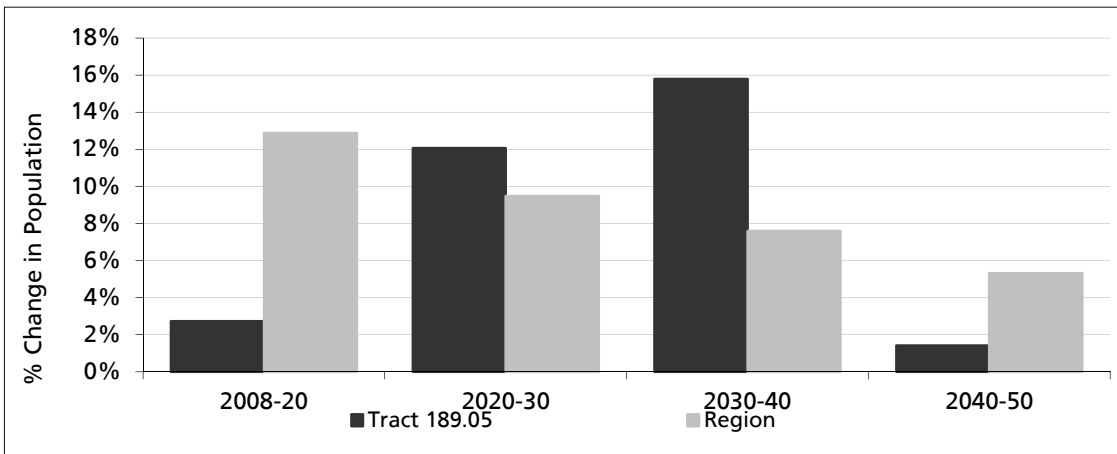
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,218	7,415	8,310	9,622	9,758	2,540	35%
Under 5	702	645	688	779	738	36	5%
5 to 9	621	696	730	844	828	207	33%
10 to 14	519	584	613	692	702	183	35%
15 to 17	337	317	351	384	396	59	18%
18 to 19	250	209	258	278	293	43	17%
20 to 24	565	475	625	675	675	110	19%
25 to 29	813	866	897	1,021	995	182	22%
30 to 34	716	685	669	897	881	165	23%
35 to 39	486	433	540	604	655	169	35%
40 to 44	404	413	459	460	581	177	44%
45 to 49	399	386	385	489	487	88	22%
50 to 54	395	422	478	560	509	114	29%
55 to 59	320	398	427	439	501	181	57%
60 to 61	101	130	144	162	180	79	78%
62 to 64	82	131	157	199	196	114	139%
65 to 69	136	221	299	346	327	191	140%
70 to 74	83	125	187	221	228	145	175%
75 to 79	99	107	176	229	219	120	121%
80 to 84	72	56	93	120	99	27	38%
85 and over	118	116	134	223	268	150	127%
Median Age	28.8	29.5	30.0	30.8	31.4	2.6	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,218	7,415	8,310	9,622	9,758	2,540	35%
Hispanic	4,005	4,689	5,659	6,912	7,335	3,330	83%
Non-Hispanic	3,213	2,726	2,651	2,710	2,423	-790	-25%
White	2,755	2,278	2,167	2,171	1,894	-861	-31%
Black	166	160	166	171	156	-10	-6%
American Indian	21	17	14	13	11	-10	-48%
Asian	107	118	139	170	179	72	67%
Hawaiian / Pacific Islander	17	14	13	13	12	-5	-29%
Other	2	2	2	2	2	0	0%
Two or More Races	145	137	150	170	169	24	17%

GROWTH TRENDS IN TOTAL POPULATION



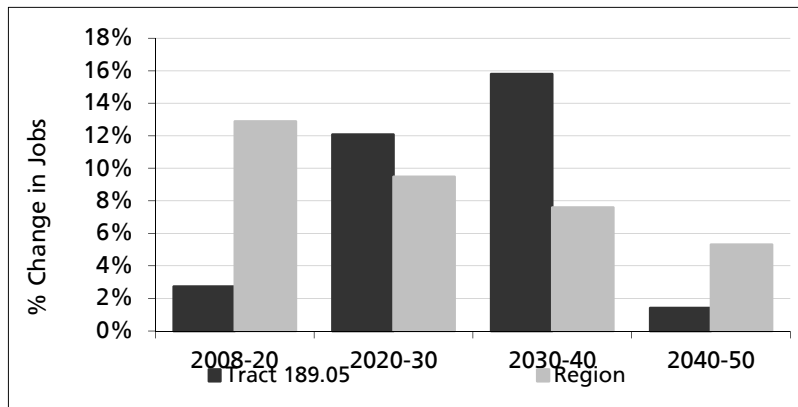
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,517	1,535	1,556	1,601	1,612	95	6%
Civilian Jobs	1,517	1,535	1,556	1,601	1,612	95	6%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	706	706	706	706	706	0	0%
Developed Acres	634	637	681	705	705	71	11%
Low Density Single Family	24	3	3	3	3	-21	-88%
Single Family	331	352	419	452	452	121	37%
Multiple Family	38	39	39	39	39	1	2%
Mobile Homes	6	6	6	6	6	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	10	13	13	13	13	3	26%
Commercial/Services	65	65	65	66	66	1	2%
Office	9	9	9	9	9	0	0%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	85	85	85	85	85	0	0%
Agricultural and Extractive ²	35	35	12	2	2	-33	-95%
Parks and Military Use	26	26	26	26	26	0	0%
Vacant Developable Acres	72	69	25	1	1	-71	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	68	68	24	1	1	-67	-99%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	0	0	0	0	-3	-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	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	17.3	17.0	17.2	17.5	17.6	0.3	2%
Residential Density⁴	5.2	5.3	5.0	5.2	5.3	0.1	2%

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).