

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.45



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,733	2,915	2,957	3,014	3,021	288	11%
Household Population	2,733	2,915	2,957	3,014	3,021	288	11%
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	850	897	897	897	897	47	6%
Single Family	850	897	897	897	897	47	6%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	831	878	880	881	882	51	6%
Single Family	831	878	880	881	882	51	6%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.1%	1.9%	1.8%	1.7%	-0.5	-23%
Single Family	2.2%	2.1%	1.9%	1.8%	1.7%	-0.5	-23%
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	3.29	3.32	3.36	3.42	3.43	0.14	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

***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.

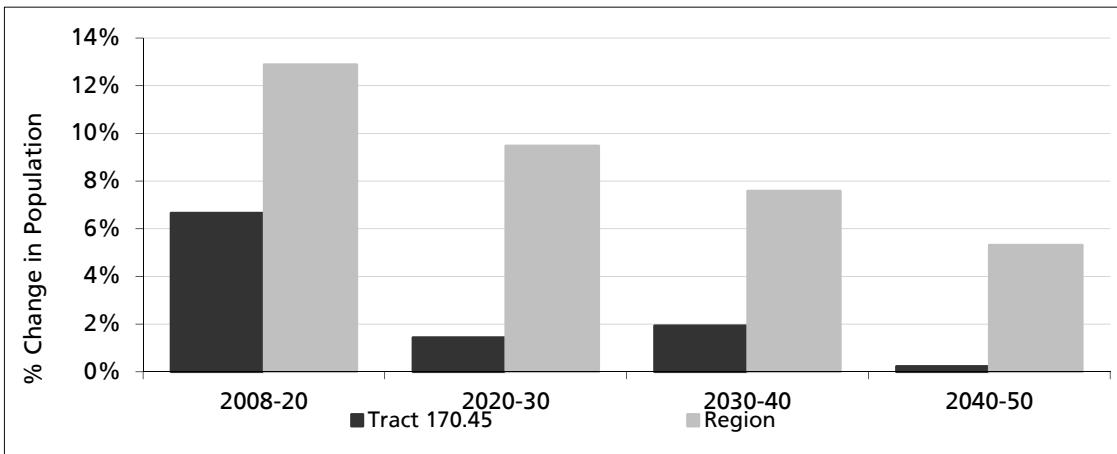
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,733	2,915	2,957	3,014	3,021	288	11%
Under 5	140	137	134	135	132	-8	-6%
5 to 9	225	238	244	238	230	5	2%
10 to 14	315	351	336	330	318	3	1%
15 to 17	132	138	134	132	130	-2	-2%
18 to 19	84	75	67	61	56	-28	-33%
20 to 24	129	132	137	122	117	-12	-9%
25 to 29	66	74	73	72	72	6	9%
30 to 34	50	58	57	61	55	5	10%
35 to 39	146	125	147	147	136	-10	-7%
40 to 44	355	322	352	331	354	-1	0%
45 to 49	366	321	276	324	333	-33	-9%
50 to 54	273	269	242	268	253	-20	-7%
55 to 59	172	220	188	164	191	19	11%
60 to 61	46	67	69	73	84	38	83%
62 to 64	40	75	80	79	83	43	108%
65 to 69	56	110	129	121	110	54	96%
70 to 74	40	75	104	102	103	63	158%
75 to 79	33	45	74	84	76	43	130%
80 to 84	31	34	54	74	69	38	123%
85 and over	34	49	60	96	119	85	250%
Median Age	41.1	42.0	42.1	43.2	43.7	2.6	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,733	2,915	2,957	3,014	3,021	288	11%
Hispanic	182	238	277	315	348	166	91%
Non-Hispanic	2,551	2,677	2,680	2,699	2,673	122	5%
White	1,735	1,711	1,623	1,552	1,470	-265	-15%
Black	68	84	95	106	115	47	69%
American Indian	2	2	1	1	1	-1	-50%
Asian	638	750	812	873	911	273	43%
Hawaiian / Pacific Islander	3	5	7	9	9	6	200%
Other	11	16	20	22	23	12	109%
Two or More Races	94	109	122	136	144	50	53%

GROWTH TRENDS IN TOTAL POPULATION



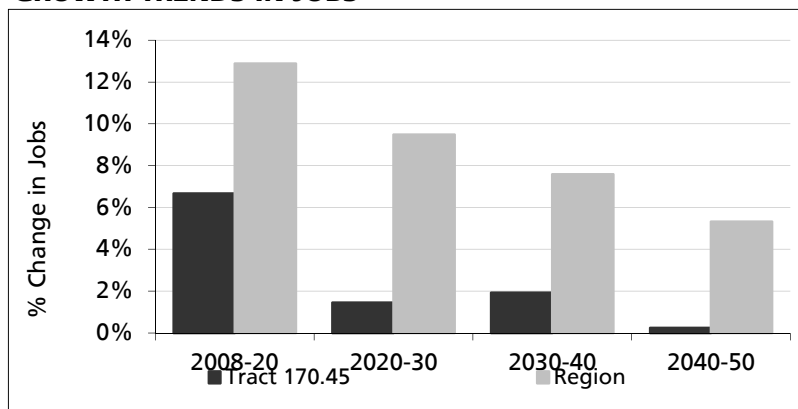
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	297	303	312	312	312	15	5%
Civilian Jobs	297	303	312	312	312	15	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	481	481	481	481	481	0	0%
Developed Acres	476	481	481	481	481	5	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	191	196	196	196	196	5	3%
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	0	0	0	0	0	0	0%
Commercial/Services	9	9	9	9	9	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	75	75	75	75	75	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	201	201	201	201	201	0	0%
Vacant Developable Acres	5	0	0	0	0	-5	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	0	0	0	0	-5	-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	0	0	0	0	0	0	0%
Employment Density³	31.9	32.5	33.5	33.5	33.5	1.6	5%
Residential Density⁴	4.5	4.6	4.6	4.6	4.6	0.1	3%

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).