

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.15



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,734	7,957	8,034	8,174	8,253	519	7%
Household Population	7,710	7,929	7,999	8,129	8,198	488	6%
Group Quarters Population	24	28	35	45	55	31	129%
Civilian	24	28	35	45	55	31	129%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,222	3,222	3,230	3,230	3,230	8	0%
Single Family	2,698	2,698	2,706	2,706	2,706	8	0%
Multiple Family	524	524	524	524	524	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	3,088	3,146	3,163	3,164	3,167	79	3%
Single Family	2,577	2,636	2,651	2,651	2,654	77	3%
Multiple Family	511	510	512	513	513	2	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.2%	2.4%	2.1%	2.0%	2.0%	-2.2	-52%
Single Family	4.5%	2.3%	2.0%	2.0%	1.9%	-2.6	-58%
Multiple Family	2.5%	2.7%	2.3%	2.1%	2.1%	-0.4	-16%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.50	2.52	2.53	2.57	2.59	0.09	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	208	176	139	107	89	-119	-57%
\$15,000-\$29,999	257	195	162	135	119	-138	-54%
\$30,000-\$44,999	438	385	330	281	254	-184	-42%
\$45,000-\$59,999	375	363	330	292	270	-105	-28%
\$60,000-\$74,999	437	434	419	391	369	-68	-16%
\$75,000-\$99,999	590	586	586	582	575	-15	-3%
\$100,000-\$124,999	372	397	408	408	408	36	10%
\$125,000-\$149,999	198	237	257	272	277	79	40%
\$150,000-\$199,999	125	276	336	383	395	270	216%
\$200,000 or more	88	97	196	313	411	323	367%
Total Households	3,088	3,146	3,163	3,164	3,167	79	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$69,130	\$75,853	\$83,596	\$91,151	\$95,978	\$26,848	39%

***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.

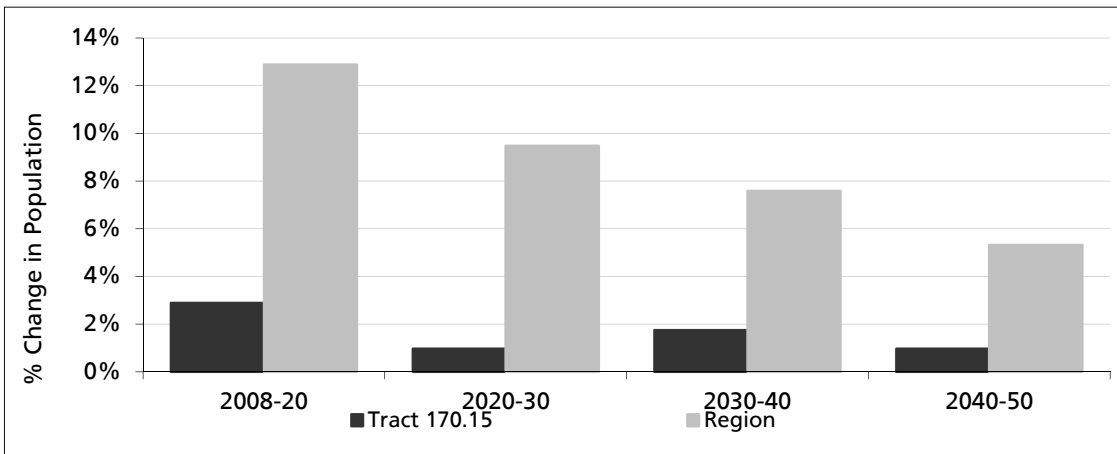
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,734	7,957	8,034	8,174	8,253	519	7%
Under 5	427	364	347	328	329	-98	-23%
5 to 9	513	514	521	527	521	8	2%
10 to 14	456	462	433	432	420	-36	-8%
15 to 17	286	280	254	257	239	-47	-16%
18 to 19	194	143	109	108	95	-99	-51%
20 to 24	455	412	412	357	362	-93	-20%
25 to 29	331	355	335	330	335	4	1%
30 to 34	463	476	429	476	482	19	4%
35 to 39	571	435	471	465	484	-87	-15%
40 to 44	569	437	426	373	442	-127	-22%
45 to 49	533	422	361	433	464	-69	-13%
50 to 54	496	425	309	324	331	-165	-33%
55 to 59	387	421	300	267	362	-25	-6%
60 to 61	169	197	158	131	185	16	9%
62 to 64	249	357	259	226	253	4	2%
65 to 69	329	555	554	446	403	74	22%
70 to 74	355	642	768	634	541	186	52%
75 to 79	347	454	717	799	670	323	93%
80 to 84	307	286	498	643	563	256	83%
85 and over	297	320	373	618	772	475	160%
Median Age	41.5	46.2	48.9	50.0	49.5	8.0	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,734	7,957	8,034	8,174	8,253	519	7%
Hispanic	740	890	983	1,088	1,174	434	59%
Non-Hispanic	6,994	7,067	7,051	7,086	7,079	85	1%
White	5,510	5,362	5,195	5,076	4,943	-567	-10%
Black	240	292	328	360	389	149	62%
American Indian	28	47	55	57	56	28	100%
Asian	950	1,056	1,117	1,191	1,250	300	32%
Hawaiian / Pacific Islander	4	9	12	14	16	12	300%
Other	6	11	13	15	16	10	167%
Two or More Races	256	290	331	373	409	153	60%

GROWTH TRENDS IN TOTAL POPULATION



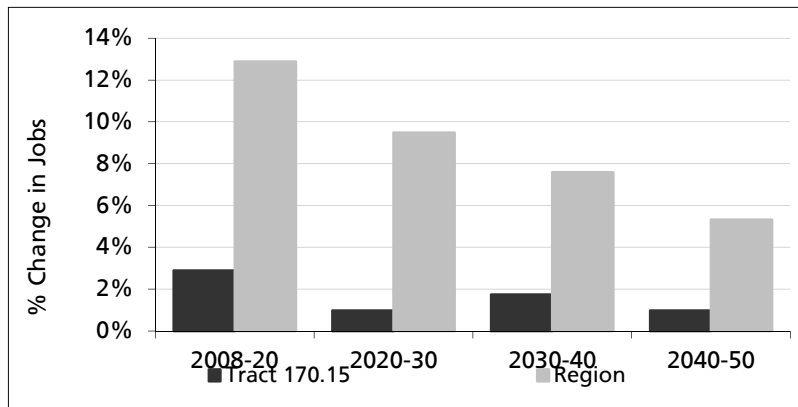
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,734	1,745	1,745	1,745	1,820	86	5%
Civilian Jobs	1,734	1,745	1,745	1,745	1,820	86	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	1,094	1,094	1,094	1,094	1,094	0	0%
Developed Acres	1,093	1,093	1,094	1,094	1,094	2	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	464	464	465	465	465	1	0%
Multiple Family	36	36	36	36	36	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	300	300	300	300	300	0	0%
Office	17	17	17	17	17	0	3%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	156	156	156	156	156	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	122	122	122	122	122	0	0%
Vacant Developable Acres	2	1	0	0	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-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	-100%
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	5.5	5.5	5.5	5.5	5.7	0.3	5%
Residential Density⁴	6.5	6.5	6.5	6.5	6.5	0.0	0%

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).