

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.47



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,188	4,242	4,299	4,381	4,391	203	5%
Household Population	4,188	4,242	4,299	4,381	4,391	203	5%
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	1,411	1,412	1,412	1,412	1,412	1	0%
Single Family	1,411	1,412	1,412	1,412	1,412	1	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,372	1,379	1,381	1,382	1,384	12	1%
Single Family	1,372	1,379	1,381	1,382	1,384	12	1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.8%	2.3%	2.2%	2.1%	2.0%	-0.8	-29%
Single Family	2.8%	2.3%	2.2%	2.1%	2.0%	-0.8	-29%
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	3.05	3.08	3.11	3.17	3.17	0.12	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	31	11	8	8	8	-23	-74%
\$15,000-\$29,999	20	11	2	2	2	-18	-90%
\$30,000-\$44,999	96	77	58	50	50	-46	-48%
\$45,000-\$59,999	79	99	81	73	73	-6	-8%
\$60,000-\$74,999	163	143	121	111	111	-52	-32%
\$75,000-\$99,999	291	276	254	244	245	-46	-16%
\$100,000-\$124,999	268	246	244	243	243	-25	-9%
\$125,000-\$149,999	153	193	223	236	237	84	55%
\$150,000-\$199,999	142	169	216	233	233	91	64%
\$200,000 or more	129	154	174	182	182	53	41%
Total Households	1,372	1,379	1,381	1,382	1,384	12	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$100,560	\$107,368	\$117,059	\$120,885	\$120,885	\$20,325	20%

***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.

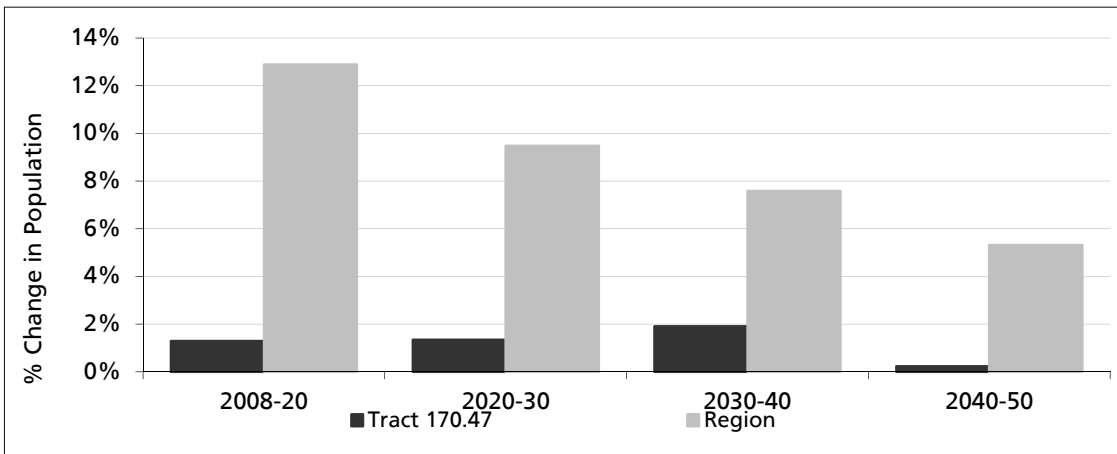
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,188	4,242	4,299	4,381	4,391	203	5%
Under 5	245	220	227	223	211	-34	-14%
5 to 9	242	223	240	242	231	-11	-5%
10 to 14	322	306	301	314	298	-24	-7%
15 to 17	180	167	154	162	155	-25	-14%
18 to 19	122	102	90	86	83	-39	-32%
20 to 24	310	285	303	284	280	-30	-10%
25 to 29	184	214	216	210	209	25	14%
30 to 34	106	107	100	109	103	-3	-3%
35 to 39	200	155	189	194	179	-21	-11%
40 to 44	290	228	254	245	252	-38	-13%
45 to 49	413	309	261	322	327	-86	-21%
50 to 54	420	358	314	358	342	-78	-19%
55 to 59	428	490	421	373	441	13	3%
60 to 61	172	217	194	177	218	46	27%
62 to 64	173	270	240	222	230	57	33%
65 to 69	160	282	332	298	270	110	69%
70 to 74	74	127	172	165	155	81	109%
75 to 79	75	98	176	217	205	130	173%
80 to 84	30	32	51	75	74	44	147%
85 and over	42	52	64	105	128	86	205%
Median Age	43.2	46.8	46.4	46.9	48.0	4.8	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,188	4,242	4,299	4,381	4,391	203	5%
Hispanic	321	402	470	546	610	289	90%
Non-Hispanic	3,867	3,840	3,829	3,835	3,781	-86	-2%
White	3,151	3,010	2,900	2,812	2,693	-458	-15%
Black	38	45	51	57	63	25	66%
American Indian	8	12	13	13	13	5	63%
Asian	496	567	626	682	720	224	45%
Hawaiian / Pacific Islander	14	25	33	40	43	29	207%
Other	7	10	12	14	15	8	114%
Two or More Races	153	171	194	217	234	81	53%

GROWTH TRENDS IN TOTAL POPULATION



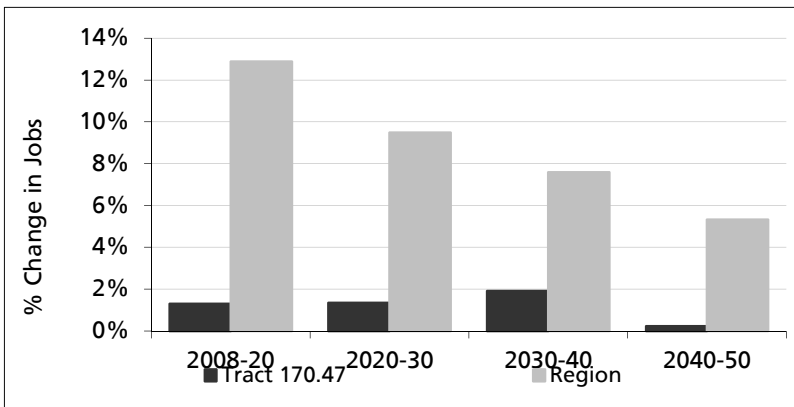
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	424	424	424	424	424	0	0%
Civilian Jobs	424	424	424	424	424	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	517	517	517	517	517	0	0%
Developed Acres	517	517	517	517	517	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	258	258	258	258	258	0	0%
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	2	2	2	2	2	0	0%
Commercial/Services	6	6	6	6	6	0	0%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	93	93	93	93	93	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	142	142	142	142	142	0	0%
Vacant Developable Acres	0	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-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	16.9	16.9	16.9	16.9	16.9	0.0	0%
Residential Density⁴	5.5	5.5	5.5	5.5	5.5	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).