

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 178.11



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,874	7,131	7,191	7,320	7,380	506	7%
Household Population	6,874	7,131	7,191	7,320	7,380	506	7%
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	3,010	3,015	3,015	3,015	3,015	5	0%
Single Family	2,034	2,039	2,039	2,039	2,039	5	0%
Multiple Family	976	976	976	976	976	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,807	2,872	2,881	2,887	2,893	86	3%
Single Family	1,892	1,955	1,960	1,965	1,970	78	4%
Multiple Family	915	917	921	922	923	8	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.7%	4.7%	4.4%	4.2%	4.0%	-2.7	-40%
Single Family	7.0%	4.1%	3.9%	3.6%	3.4%	-3.6	-51%
Multiple Family	6.3%	6.0%	5.6%	5.5%	5.4%	-0.9	-14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.45	2.48	2.50	2.54	2.55	0.10	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	157	150	138	123	103	-54	-34%
\$15,000-\$29,999	351	326	289	261	234	-117	-33%
\$30,000-\$44,999	396	378	357	338	321	-75	-19%
\$45,000-\$59,999	327	324	308	292	274	-53	-16%
\$60,000-\$74,999	283	280	270	256	242	-41	-14%
\$75,000-\$99,999	408	418	418	409	396	-12	-3%
\$100,000-\$124,999	350	337	337	337	336	-14	-4%
\$125,000-\$149,999	189	205	208	211	211	22	12%
\$150,000-\$199,999	171	254	265	271	276	105	61%
\$200,000 or more	175	200	291	389	500	325	186%
Total Households	2,807	2,872	2,881	2,887	2,893	86	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$69,143	\$73,821	\$79,695	\$85,605	\$92,203	\$23,060	33%

***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.

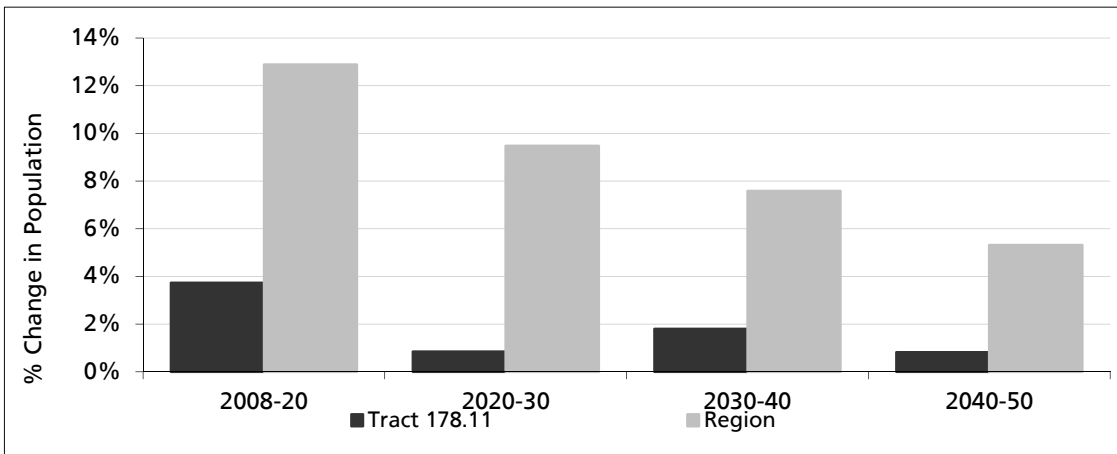
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,874	7,131	7,191	7,320	7,380	506	7%
Under 5	328	312	317	304	304	-24	-7%
5 to 9	555	521	534	534	526	-29	-5%
10 to 14	521	532	494	511	510	-11	-2%
15 to 17	257	256	220	235	237	-20	-8%
18 to 19	143	121	95	100	100	-43	-30%
20 to 24	235	241	233	217	225	-10	-4%
25 to 29	134	171	169	165	167	33	25%
30 to 34	232	243	223	244	237	5	2%
35 to 39	549	435	515	518	492	-57	-10%
40 to 44	769	641	700	671	719	-50	-7%
45 to 49	734	601	501	610	645	-89	-12%
50 to 54	597	536	434	482	482	-115	-19%
55 to 59	444	520	414	345	434	-10	-2%
60 to 61	187	237	196	156	201	14	7%
62 to 64	188	297	239	201	220	32	17%
65 to 69	243	437	451	352	297	54	22%
70 to 74	196	376	470	392	325	129	66%
75 to 79	220	290	461	511	433	213	97%
80 to 84	157	152	274	355	302	145	92%
85 and over	185	212	251	417	524	339	183%
Median Age	43.1	45.8	46.0	46.3	46.3	3.2	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,874	7,131	7,191	7,320	7,380	506	7%
Hispanic	524	598	613	646	658	134	26%
Non-Hispanic	6,350	6,533	6,578	6,674	6,722	372	6%
White	5,482	5,604	5,629	5,696	5,731	249	5%
Black	78	78	70	64	55	-23	-29%
American Indian	19	17	13	10	10	-9	-47%
Asian	489	547	578	612	634	145	30%
Hawaiian / Pacific Islander	26	26	25	25	25	-1	-4%
Other	12	11	10	10	10	-2	-17%
Two or More Races	244	250	253	257	257	13	5%

GROWTH TRENDS IN TOTAL POPULATION



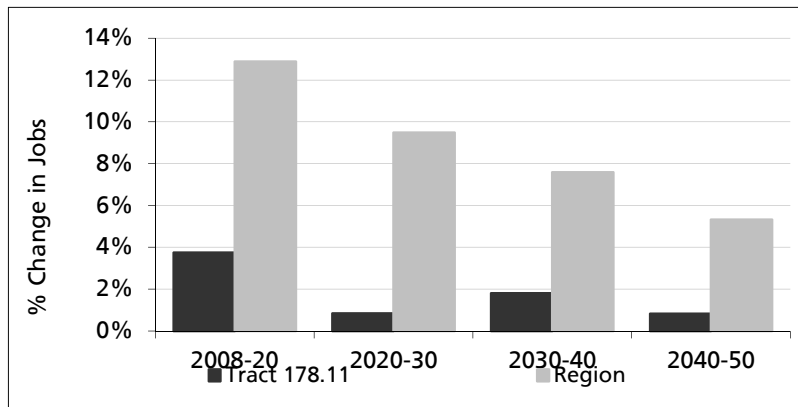
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,627	1,681	1,681	1,750	1,865	238	15%
Civilian Jobs	1,627	1,681	1,681	1,750	1,865	238	15%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	810	810	810	810	810	0	0%
Developed Acres	807	809	809	809	809	2	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	264	266	266	266	266	2	1%
Multiple Family	87	87	87	87	87	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	16	16	16	16	16	0	0%
Commercial/Services	36	36	36	36	37	0	1%
Office	24	25	25	25	25	1	3%
Schools	15	15	15	15	15	0	0%
Roads and Freeways	173	173	173	173	173	0	0%
Agricultural and Extractive ²	1	0	0	0	0	-1	-100%
Parks and Military Use	192	192	192	192	192	0	0%
Vacant Developable Acres	3	1	1	1	1	-2	-62%
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	1	1	1	1	1	0	-28%
Office	1	0	0	0	0	-1	-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	17.9	18.3	18.3	19.1	20.2	2.4	13%
Residential Density⁴	8.6	8.6	8.6	8.6	8.6	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).