

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.20



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,707	4,304	4,636	4,738	4,790	1,083	29%
Household Population	3,707	4,304	4,636	4,738	4,790	1,083	29%
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	1,303	1,483	1,580	1,586	1,586	283	22%
Single Family	1,303	1,483	1,580	1,586	1,586	283	22%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,268	1,440	1,538	1,545	1,546	278	22%
Single Family	1,268	1,440	1,538	1,545	1,546	278	22%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.9%	2.7%	2.6%	2.5%	-0.2	-7%
Single Family	2.7%	2.9%	2.7%	2.6%	2.5%	-0.2	-7%
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	2.92	2.99	3.01	3.07	3.10	0.18	6%

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	53	45	38	32	31	-22	-42%
\$15,000-\$29,999	45	42	39	38	37	-8	-18%
\$30,000-\$44,999	83	76	67	57	53	-30	-36%
\$45,000-\$59,999	91	89	84	81	80	-11	-12%
\$60,000-\$74,999	115	110	110	106	104	-11	-10%
\$75,000-\$99,999	168	174	177	174	172	4	2%
\$100,000-\$124,999	195	230	236	236	236	41	21%
\$125,000-\$149,999	175	221	233	234	234	59	34%
\$150,000-\$199,999	156	248	281	283	283	127	81%
\$200,000 or more	187	205	273	304	316	129	69%
Total Households	1,268	1,440	1,538	1,545	1,546	278	22%
Median Household Income							
Adjusted for inflation (\$1999)	\$110,128	\$120,000	\$126,931	\$130,182	\$131,410	\$21,282	19%

***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.

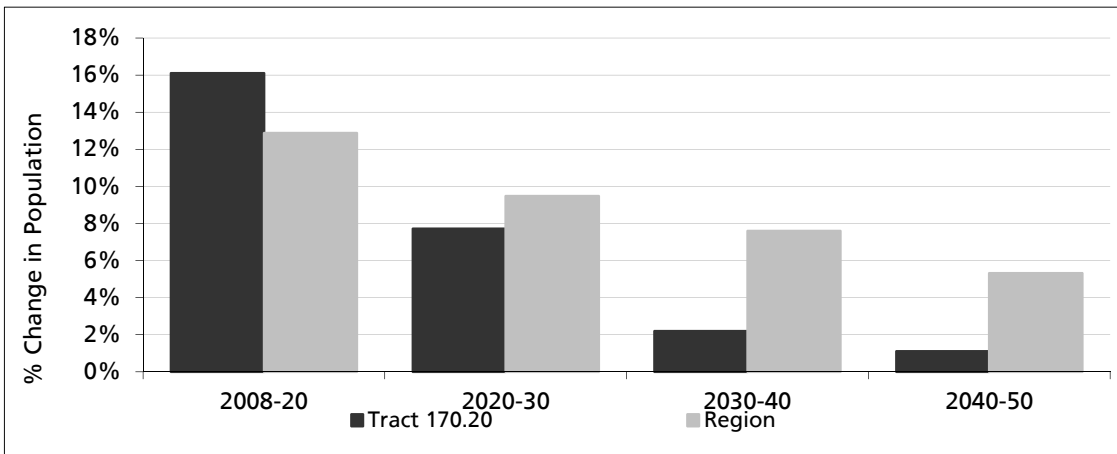
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,707	4,304	4,636	4,738	4,790	1,083	29%
Under 5	128	139	151	156	159	31	24%
5 to 9	138	143	166	176	175	37	27%
10 to 14	205	227	236	259	259	54	26%
15 to 17	190	200	199	213	216	26	14%
18 to 19	148	134	126	131	140	-8	-5%
20 to 24	361	373	410	414	439	78	22%
25 to 29	238	311	318	329	357	119	50%
30 to 34	98	109	120	133	136	38	39%
35 to 39	120	102	129	137	140	20	17%
40 to 44	146	117	134	133	146	0	0%
45 to 49	210	177	159	198	202	-8	-4%
50 to 54	342	308	278	322	318	-24	-7%
55 to 59	369	438	367	317	404	35	9%
60 to 61	151	190	164	131	169	18	12%
62 to 64	154	246	211	183	192	38	25%
65 to 69	215	390	435	349	296	81	38%
70 to 74	176	332	431	364	310	134	76%
75 to 79	109	145	246	273	215	106	97%
80 to 84	114	113	217	282	230	116	102%
85 and over	95	110	139	238	287	192	202%
Median Age	46.9	51.9	53.1	51.4	50.4	3.5	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,707	4,304	4,636	4,738	4,790	1,083	29%
Hispanic	272	394	493	581	660	388	143%
Non-Hispanic	3,435	3,910	4,143	4,157	4,130	695	20%
White	3,016	3,336	3,455	3,399	3,317	301	10%
Black	54	77	93	103	114	60	111%
American Indian	32	53	64	65	60	28	88%
Asian	232	304	359	395	427	195	84%
Hawaiian / Pacific Islander	8	15	19	23	26	18	225%
Other	20	32	40	45	47	27	135%
Two or More Races	73	93	113	127	139	66	90%

GROWTH TRENDS IN TOTAL POPULATION



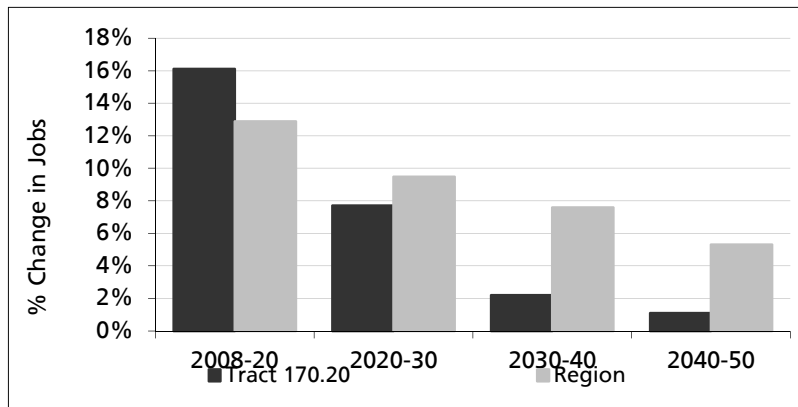
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	817	817	817	817	840	23	3%
Civilian Jobs	817	817	817	817	840	23	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,312	7,312	7,312	7,312	7,312	0	0%
Developed Acres	5,079	6,164	6,797	6,814	6,814	1,735	34%
Low Density Single Family	1,394	3,362	4,037	4,135	4,135	2,741	197%
Single Family	479	479	505	505	505	26	5%
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	5	5	5	5	5	0	0%
Commercial/Services	346	346	346	346	354	8	2%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	155	155	155	155	155	0	0%
Agricultural and Extractive ²	1,237	353	285	204	196	-1,040	-84%
Parks and Military Use	1,453	1,453	1,453	1,453	1,453	0	0%
Vacant Developable Acres	2,067	982	349	332	332	-1,735	-84%
Low Density Single Family	2,041	956	349	332	332	-1,709	-84%
Single Family	26	26	0	0	0	-26	-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	166	166	166	166	166	0	0%
Employment Density³	2.3	2.3	2.3	2.3	2.3	0.0	1%
Residential Density⁴	0.7	0.4	0.3	0.3	0.3	-0.4	-51%

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).