

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.41



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,683	7,233	7,452	7,640	7,731	1,048	16%
Household Population	6,667	7,191	7,358	7,492	7,539	872	13%
Group Quarters Population	16	42	94	148	192	176	1100%
Civilian	16	42	94	148	192	176	1100%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,178	2,311	2,343	2,343	2,343	165	8%
Single Family	1,529	1,566	1,598	1,598	1,598	69	5%
Multiple Family	649	745	745	745	745	96	15%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,126	2,273	2,309	2,310	2,311	185	9%
Single Family	1,495	1,542	1,577	1,577	1,578	83	6%
Multiple Family	631	731	732	733	733	102	16%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.4%	1.6%	1.5%	1.4%	1.4%	-1.0	-42%
Single Family	2.2%	1.5%	1.3%	1.3%	1.3%	-0.9	-41%
Multiple Family	2.8%	1.9%	1.7%	1.6%	1.6%	-1.2	-43%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.14	3.16	3.19	3.24	3.26	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	131	103	85	69	61	-70	-53%
\$15,000-\$29,999	166	146	125	111	103	-63	-38%
\$30,000-\$44,999	354	323	289	252	233	-121	-34%
\$45,000-\$59,999	298	286	270	246	231	-67	-22%
\$60,000-\$74,999	345	313	306	282	265	-80	-23%
\$75,000-\$99,999	395	403	405	390	379	-16	-4%
\$100,000-\$124,999	220	250	257	257	257	37	17%
\$125,000-\$149,999	113	161	169	174	174	61	54%
\$150,000-\$199,999	91	204	263	292	304	213	234%
\$200,000 or more	13	84	140	237	304	291	2238%
Total Households	2,126	2,273	2,309	2,310	2,311	185	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$64,957	\$73,347	\$79,907	\$87,500	\$92,315	\$27,358	42%

***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.

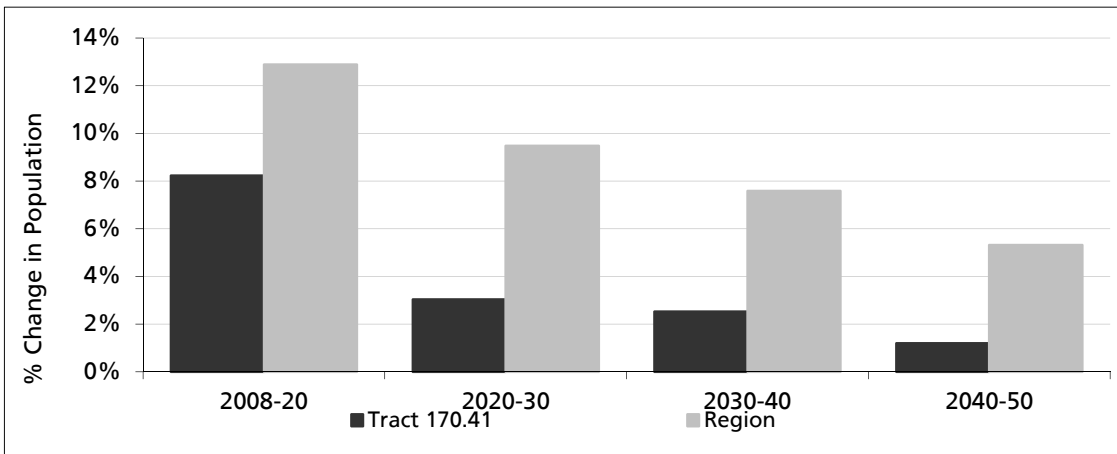
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,683	7,233	7,452	7,640	7,731	1,048	16%
Under 5	320	316	336	337	330	10	3%
5 to 9	377	389	419	438	430	53	14%
10 to 14	469	503	492	523	524	55	12%
15 to 17	335	342	324	344	347	12	4%
18 to 19	250	237	210	212	214	-36	-14%
20 to 24	608	607	636	608	625	17	3%
25 to 29	431	537	555	558	571	140	32%
30 to 34	322	348	342	406	404	82	25%
35 to 39	373	327	416	430	423	50	13%
40 to 44	535	484	565	555	623	88	16%
45 to 49	660	544	471	586	591	-69	-10%
50 to 54	597	567	512	567	549	-48	-8%
55 to 59	455	560	485	426	525	70	15%
60 to 61	197	258	232	197	237	40	20%
62 to 64	189	304	264	233	235	46	24%
65 to 69	223	413	462	400	349	126	57%
70 to 74	130	244	327	305	279	149	115%
75 to 79	105	135	227	254	202	97	92%
80 to 84	47	50	91	119	105	58	123%
85 and over	60	68	86	142	168	108	180%
Median Age	38.1	40.1	40.0	39.6	40.0	1.9	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,683	7,233	7,452	7,640	7,731	1,048	16%
Hispanic	1,029	1,355	1,590	1,833	2,042	1,013	98%
Non-Hispanic	5,654	5,878	5,862	5,807	5,689	35	1%
White	4,757	4,769	4,611	4,436	4,233	-524	-11%
Black	148	187	215	239	259	111	75%
American Indian	24	39	45	45	42	18	75%
Asian	488	582	642	694	731	243	50%
Hawaiian / Pacific Islander	32	59	73	86	95	63	197%
Other	10	15	20	22	22	12	120%
Two or More Races	195	227	256	285	307	112	57%

GROWTH TRENDS IN TOTAL POPULATION



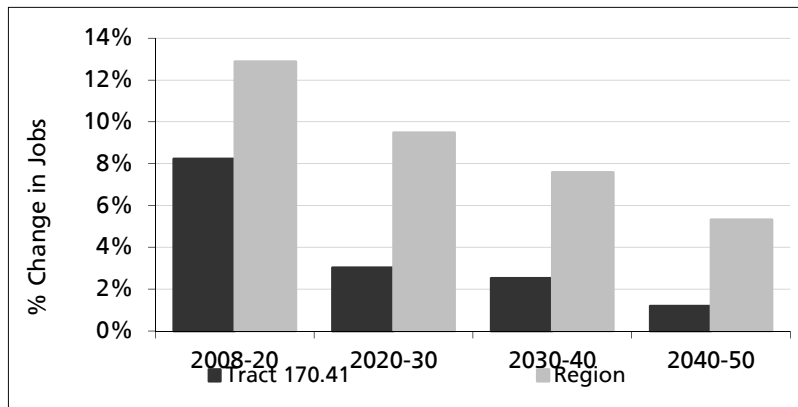
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,314	1,329	1,354	1,508	1,508	194	15%
Civilian Jobs	1,314	1,329	1,354	1,508	1,508	194	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	758	758	758	758	758	0	0%
Developed Acres	708	734	742	745	745	37	5%
Low Density Single Family	12	31	31	31	31	19	151%
Single Family	362	368	375	375	375	13	4%
Multiple Family	46	49	49	49	49	2	5%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	5	5	5	5	--
Industrial	8	7	7	7	7	-1	-18%
Commercial/Services	66	62	62	63	63	-2	-4%
Office	1	1	1	1	1	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	119	119	119	119	119	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	84	84	84	86	86	2	2%
Vacant Developable Acres	43	16	9	6	6	-37	-86%
Low Density Single Family	21	3	3	3	3	-19	-88%
Single Family	17	11	3	3	3	-13	-80%
Multiple Family	2	0	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	2	2	2	0	0	-2	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	8	8	8	8	8	0	0%
Employment Density³	15.6	16.3	16.6	18.2	18.2	2.6	17%
Residential Density⁴	5.2	5.1	5.1	5.1	5.1	-0.1	-1%

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).