

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.32



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	12,390	12,407	12,544	12,773	12,948	558	5%
Household Population	12,100	12,114	12,244	12,462	12,627	527	4%
Group Quarters Population	290	293	300	311	321	31	11%
Civilian	290	293	300	311	321	31	11%
Military	0	0	0	0	0	0	0%
Total Housing Units	4,412	4,412	4,412	4,412	4,412	0	0%
Single Family	2,843	2,843	2,843	2,843	2,843	0	0%
Multiple Family	1,569	1,569	1,569	1,569	1,569	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	4,360	4,328	4,338	4,338	4,337	-23	-1%
Single Family	2,805	2,777	2,785	2,785	2,784	-21	-1%
Multiple Family	1,555	1,551	1,553	1,553	1,553	-2	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.2%	1.9%	1.7%	1.7%	1.7%	0.5	42%
Single Family	1.3%	2.3%	2.0%	2.0%	2.1%	0.8	62%
Multiple Family	0.9%	1.1%	1.0%	1.0%	1.0%	0.1	11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.78	2.80	2.82	2.87	2.91	0.13	5%

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	27	28	19	14	10	-17	-63%
\$15,000-\$29,999	442	412	374	343	321	-121	-27%
\$30,000-\$44,999	574	520	480	446	425	-149	-26%
\$45,000-\$59,999	513	493	464	435	416	-97	-19%
\$60,000-\$74,999	597	589	578	561	547	-50	-8%
\$75,000-\$99,999	1,036	917	932	925	914	-122	-12%
\$100,000-\$124,999	552	530	584	613	617	65	12%
\$125,000-\$149,999	183	249	266	309	342	159	87%
\$150,000-\$199,999	140	220	220	229	243	103	74%
\$200,000 or more	296	370	421	463	502	206	70%
Total Households	4,360	4,328	4,338	4,338	4,337	-23	-1%
Median Household Income							
Adjusted for inflation (\$1999)	\$75,652	\$78,326	\$81,813	\$85,000	\$87,295	\$11,643	15%

***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.

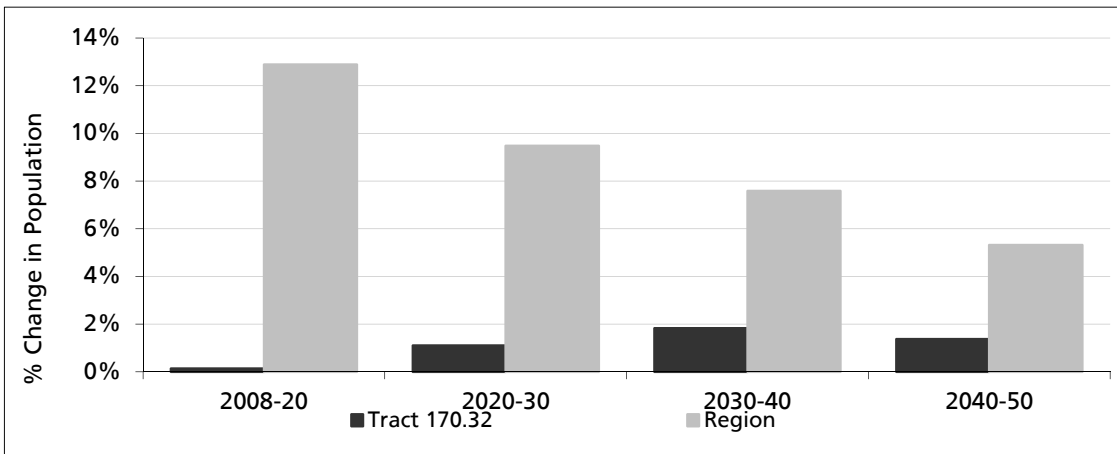
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	12,390	12,407	12,544	12,773	12,948	558	5%
Under 5	1,103	1,005	995	986	959	-144	-13%
5 to 9	727	723	726	710	701	-26	-4%
10 to 14	944	953	896	900	890	-54	-6%
15 to 17	718	674	642	646	647	-71	-10%
18 to 19	455	390	351	346	342	-113	-25%
20 to 24	952	892	917	859	860	-92	-10%
25 to 29	564	671	690	636	652	88	16%
30 to 34	749	787	764	811	760	11	1%
35 to 39	883	725	865	871	820	-63	-7%
40 to 44	1,125	973	1,071	1,052	1,124	-1	0%
45 to 49	1,184	964	834	990	1,010	-174	-15%
50 to 54	1,026	935	860	966	980	-46	-4%
55 to 59	715	841	727	644	760	45	6%
60 to 61	270	360	335	308	360	90	33%
62 to 64	250	412	387	357	371	121	48%
65 to 69	244	449	534	475	424	180	74%
70 to 74	109	201	286	284	281	172	158%
75 to 79	89	116	202	235	216	127	143%
80 to 84	84	85	152	192	168	84	100%
85 and over	199	251	310	505	623	424	213%
Median Age	34.9	35.7	36.7	37.8	39.0	4.1	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	12,390	12,407	12,544	12,773	12,948	558	5%
Hispanic	1,163	1,344	1,473	1,618	1,739	576	50%
Non-Hispanic	11,227	11,063	11,071	11,155	11,209	-18	0%
White	7,599	7,081	6,793	6,568	6,360	-1,239	-16%
Black	423	494	546	593	637	214	51%
American Indian	27	44	50	51	50	23	85%
Asian	2,568	2,736	2,871	3,033	3,170	602	23%
Hawaiian / Pacific Islander	20	43	57	68	77	57	285%
Other	39	63	77	85	89	50	128%
Two or More Races	551	602	677	757	826	275	50%

GROWTH TRENDS IN TOTAL POPULATION



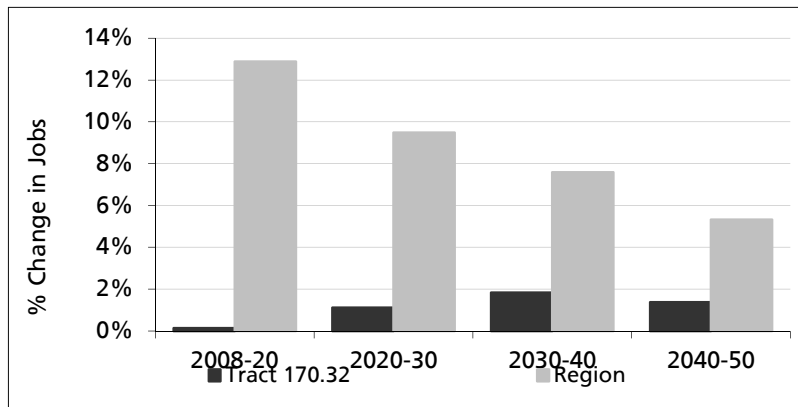
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	17,300	19,531	20,632	21,424	22,779	5,479	32%
Civilian Jobs	17,300	19,531	20,632	21,424	22,779	5,479	32%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,534	2,534	2,534	2,534	2,534	0	0%
Developed Acres	2,406	2,484	2,502	2,511	2,525	119	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	450	450	450	450	450	0	0%
Multiple Family	82	82	82	82	82	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	488	509	501	493	491	3	1%
Commercial/Services	100	101	101	101	95	-6	-6%
Office	120	170	192	208	230	110	92%
Schools	47	53	57	58	59	12	25%
Roads and Freeways	417	417	417	417	417	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	695	695	695	695	695	0	0%
Vacant Developable Acres	128	50	32	24	9	-119	-93%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	50	29	18	11	0	-50	-100%
Commercial/Services	2	1	1	0	0	-2	-100%
Office	55	6	4	2	0	-55	-100%
Schools	21	15	11	10	9	-12	-57%
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	22.9	23.4	24.2	24.9	26.0	3.2	14%
Residential Density⁴	8.2	8.2	8.2	8.2	8.2	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).