

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 171.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,446	4,495	4,633	4,714	4,816	370	8%
Household Population	4,433	4,478	4,603	4,669	4,760	327	7%
Group Quarters Population	13	17	30	45	56	43	331%
Civilian	13	17	30	45	56	43	331%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,493	1,499	1,535	1,539	1,539	46	3%
Single Family	1,378	1,378	1,414	1,418	1,418	40	3%
Multiple Family	115	121	121	121	121	6	5%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,461	1,480	1,520	1,524	1,526	65	4%
Single Family	1,347	1,361	1,401	1,405	1,407	60	4%
Multiple Family	114	119	119	119	119	5	4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.1%	1.3%	1.0%	1.0%	0.8%	-1.3	-62%
Single Family	2.2%	1.2%	0.9%	0.9%	0.8%	-1.4	-64%
Multiple Family	0.9%	1.7%	1.7%	1.7%	1.7%	0.8	89%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.03	3.03	3.03	3.06	3.12	0.09	3%

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	54	48	42	36	32	-22	-41%
\$15,000-\$29,999	80	73	67	61	55	-25	-31%
\$30,000-\$44,999	160	150	138	128	120	-40	-25%
\$45,000-\$59,999	175	166	156	148	140	-35	-20%
\$60,000-\$74,999	166	165	158	150	142	-24	-14%
\$75,000-\$99,999	264	260	260	258	252	-12	-5%
\$100,000-\$124,999	238	226	227	227	227	-11	-5%
\$125,000-\$149,999	120	122	125	125	125	5	4%
\$150,000-\$199,999	102	131	138	138	138	36	35%
\$200,000 or more	102	139	209	253	295	193	189%
Total Households	1,461	1,480	1,520	1,524	1,526	65	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$84,044	\$88,269	\$94,135	\$98,159	\$102,423	\$18,379	22%

***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.

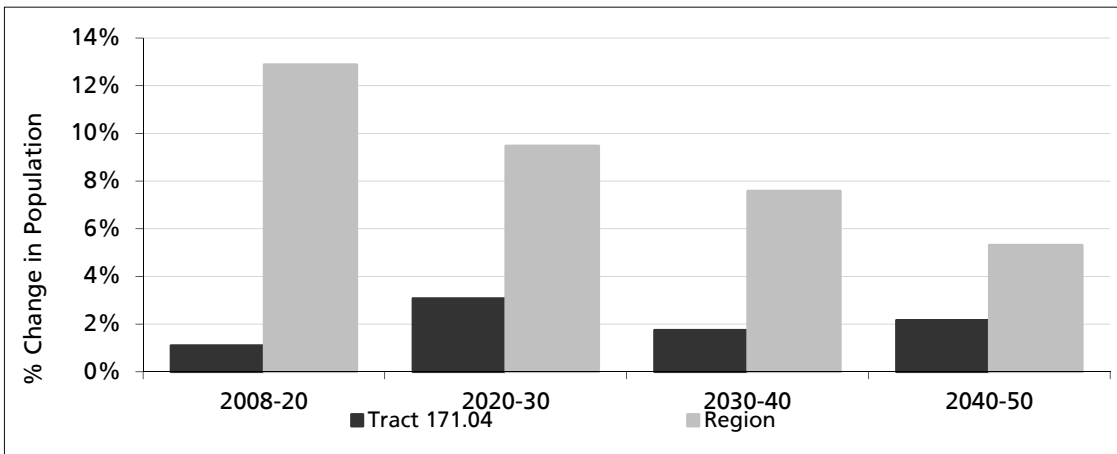
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,446	4,495	4,633	4,714	4,816	370	8%
Under 5	256	221	230	227	216	-40	-16%
5 to 9	276	239	242	251	262	-14	-5%
10 to 14	301	301	299	302	308	7	2%
15 to 17	240	235	223	191	185	-55	-23%
18 to 19	162	144	139	123	99	-63	-39%
20 to 24	422	396	431	423	437	15	4%
25 to 29	223	250	273	261	284	61	27%
30 to 34	210	198	204	229	233	23	11%
35 to 39	265	197	254	270	263	-2	-1%
40 to 44	285	225	235	235	262	-23	-8%
45 to 49	360	275	220	288	308	-52	-14%
50 to 54	424	358	279	326	328	-96	-23%
55 to 59	329	375	296	235	314	-15	-5%
60 to 61	147	191	164	133	182	35	24%
62 to 64	121	193	152	139	143	22	18%
65 to 69	131	246	288	242	197	66	50%
70 to 74	101	204	265	233	194	93	92%
75 to 79	97	134	241	291	248	151	156%
80 to 84	47	58	116	163	143	96	204%
85 and over	49	55	82	152	210	161	329%
Median Age	37.5	41.5	40.5	41.7	42.3	4.8	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,446	4,495	4,633	4,714	4,816	370	8%
Hispanic	541	595	639	669	698	157	29%
Non-Hispanic	3,905	3,900	3,994	4,045	4,118	213	5%
White	3,574	3,561	3,647	3,694	3,765	191	5%
Black	17	20	10	11	9	-8	-47%
American Indian	9	5	3	0	4	-5	-56%
Asian	177	190	205	213	217	40	23%
Hawaiian / Pacific Islander	1	1	4	6	8	7	700%
Other	12	5	1	0	0	-12	-100%
Two or More Races	115	118	124	121	115	0	0%

GROWTH TRENDS IN TOTAL POPULATION



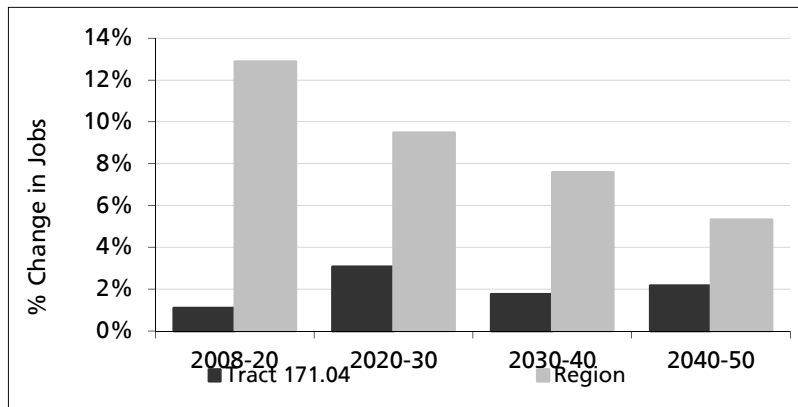
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,064	1,070	1,080	1,080	1,080	16	2%
Civilian Jobs	1,064	1,070	1,080	1,080	1,080	16	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	547	547	547	547	547	0	0%
Developed Acres	530	531	544	547	547	17	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	333	333	346	349	349	16	5%
Multiple Family	8	8	8	8	8	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	2	2	2	2	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	6	6	6	6	6	0	0%
Office	5	5	5	5	5	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	90	90	90	90	90	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	75	75	75	75	75	0	0%
Vacant Developable Acres	17	16	3	0	0	-17	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	16	3	0	0	-16	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	2	0	0	0	0	-2	-100%
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	45.5	44.1	44.5	44.5	44.5	-1.0	-2%
Residential Density⁴	4.4	4.4	4.3	4.3	4.3	-0.1	-2%

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).