

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.14



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,000	4,297	4,361	4,397	4,389	389	10%
Household Population	4,000	4,297	4,361	4,397	4,389	389	10%
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	1,372	1,372	1,372	1,372	1,372	0	0%
Single Family	1,011	1,011	1,011	1,011	1,011	0	0%
Multiple Family	361	361	361	361	361	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,266	1,347	1,350	1,350	1,350	84	7%
Single Family	915	998	1,000	1,000	1,000	85	9%
Multiple Family	351	349	350	350	350	-1	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.7%	1.8%	1.6%	1.6%	1.6%	-6.1	-79%
Single Family	9.5%	1.3%	1.1%	1.1%	1.1%	-8.4	-88%
Multiple Family	2.8%	3.3%	3.0%	3.0%	3.0%	0.2	7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.16	3.19	3.23	3.26	3.25	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	48	47	42	35	28	-20	-42%
\$15,000-\$29,999	147	109	88	71	53	-94	-64%
\$30,000-\$44,999	188	186	160	137	112	-76	-40%
\$45,000-\$59,999	199	214	202	186	159	-40	-20%
\$60,000-\$74,999	244	246	243	235	217	-27	-11%
\$75,000-\$99,999	261	284	291	291	291	30	11%
\$100,000-\$124,999	118	158	172	178	188	70	59%
\$125,000-\$149,999	29	66	99	131	157	128	441%
\$150,000-\$199,999	25	34	46	74	117	92	368%
\$200,000 or more	7	3	7	12	28	21	300%
Total Households	1,266	1,347	1,350	1,350	1,350	84	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$63,135	\$67,165	\$71,296	\$75,945	\$84,107	\$20,972	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.

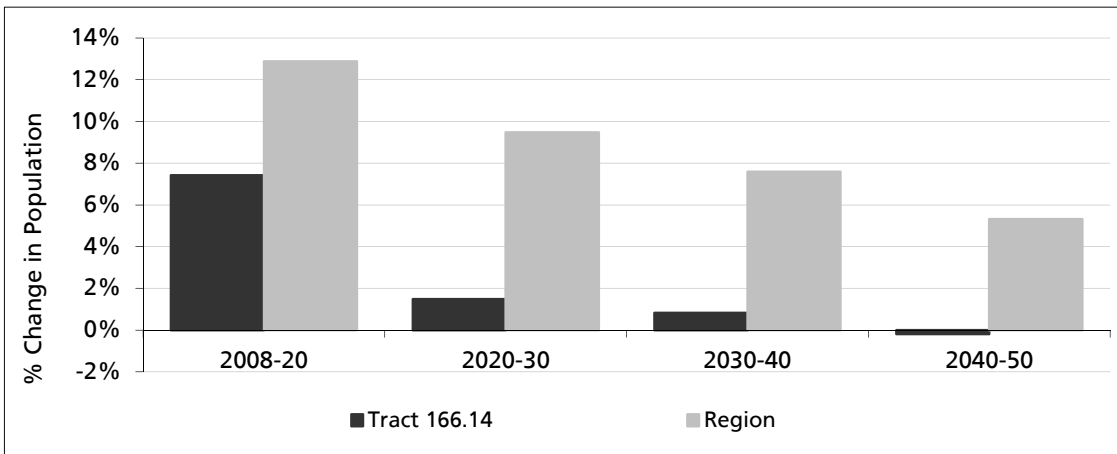
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,000	4,297	4,361	4,397	4,389	389	10%
Under 5	162	157	161	153	146	-16	-10%
5 to 9	316	316	324	322	306	-10	-3%
10 to 14	307	325	308	315	304	-3	-1%
15 to 17	172	168	152	163	158	-14	-8%
18 to 19	137	126	113	110	105	-32	-23%
20 to 24	315	316	319	303	303	-12	-4%
25 to 29	214	271	265	242	249	35	16%
30 to 34	167	184	178	184	179	12	7%
35 to 39	282	230	285	282	265	-17	-6%
40 to 44	386	335	359	341	362	-24	-6%
45 to 49	388	341	286	344	347	-41	-11%
50 to 54	340	321	276	300	289	-51	-15%
55 to 59	255	324	278	241	289	34	13%
60 to 61	76	109	102	96	114	38	50%
62 to 64	87	146	133	126	128	41	47%
65 to 69	121	228	250	210	181	60	50%
70 to 74	98	179	235	217	202	104	106%
75 to 79	73	98	168	191	169	96	132%
80 to 84	38	38	68	89	79	41	108%
85 and over	66	85	101	168	214	148	224%
Median Age	38.7	40.8	41.1	41.8	42.5	3.8	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,000	4,297	4,361	4,397	4,389	389	10%
Hispanic	584	706	752	784	804	220	38%
Non-Hispanic	3,416	3,591	3,609	3,613	3,585	169	5%
White	3,023	3,138	3,127	3,109	3,062	39	1%
Black	43	53	56	54	57	14	33%
American Indian	12	11	7	6	6	-6	-50%
Asian	171	213	237	258	275	104	61%
Hawaiian / Pacific Islander	22	20	19	19	19	-3	-14%
Other	9	9	9	9	9	0	0%
Two or More Races	136	147	154	158	157	21	15%

GROWTH TRENDS IN TOTAL POPULATION



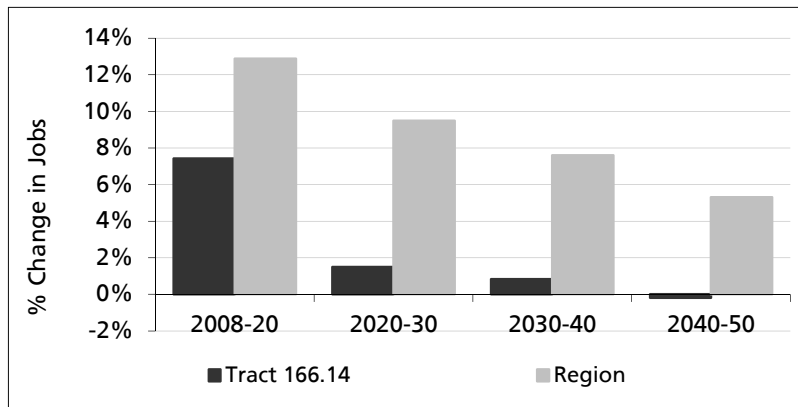
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,091	2,178	2,178	2,374	2,535	444	21%
Civilian Jobs	2,091	2,178	2,178	2,374	2,535	444	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	544	544	544	544	544	0	0%
Developed Acres	536	541	541	541	543	7	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	167	167	167	167	167	0	0%
Multiple Family	26	26	26	26	26	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	0	0	0	0	0	0	0%
Commercial/Services	117	117	117	117	117	0	0%
Office	3	9	9	9	10	7	208%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	100	100	100	100	100	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	111	111	111	111	111	0	0%
Vacant Developable Acres	8	3	3	3	1	-7	-88%
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	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	1	1	0	0%
Office	7	2	2	2	0	-7	-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	15.7	15.8	15.8	17.2	18.1	2.4	15%
Residential Density⁴	7.1	7.1	7.1	7.1	7.1	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).