

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.21



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,199	3,584	4,238	4,362	4,478	1,279	40%
Household Population	3,188	3,571	4,212	4,329	4,438	1,250	39%
Group Quarters Population	11	13	26	33	40	29	264%
Civilian	11	13	26	33	40	29	264%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,012	1,120	1,304	1,323	1,340	328	32%
Single Family	1,012	1,120	1,304	1,323	1,340	328	32%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	972	1,084	1,273	1,291	1,309	337	35%
Single Family	972	1,084	1,273	1,291	1,309	337	35%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.0%	3.2%	2.4%	2.4%	2.3%	-1.7	-43%
Single Family	4.0%	3.2%	2.4%	2.4%	2.3%	-1.7	-43%
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	3.28	3.29	3.31	3.35	3.39	0.11	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	23	21	20	19	16	-7	-30%
\$15,000-\$29,999	33	34	32	31	30	-3	-9%
\$30,000-\$44,999	46	44	43	43	43	-3	-7%
\$45,000-\$59,999	44	43	43	42	41	-3	-7%
\$60,000-\$74,999	82	80	80	78	77	-5	-6%
\$75,000-\$99,999	121	125	134	130	126	5	4%
\$100,000-\$124,999	144	171	182	183	183	39	27%
\$125,000-\$149,999	116	148	168	169	172	56	48%
\$150,000-\$199,999	209	251	314	321	327	118	56%
\$200,000 or more	154	167	257	275	294	140	91%
Total Households	972	1,084	1,273	1,291	1,309	337	35%
Median Household Income							
Adjusted for inflation (\$1999)	\$123,785	\$129,054	\$140,253	\$142,678	\$145,131	\$21,346	17%

***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.

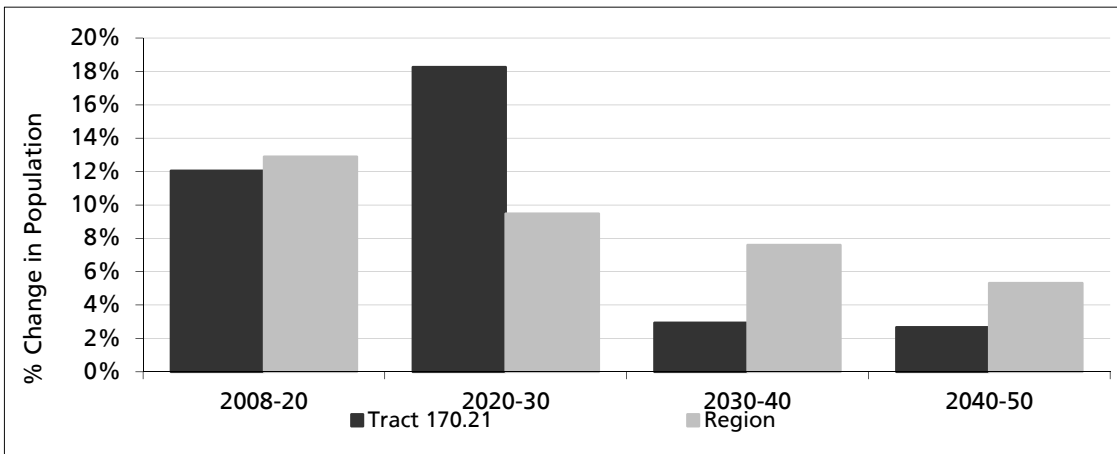
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,199	3,584	4,238	4,362	4,478	1,279	40%
Under 5	96	99	122	127	131	35	36%
5 to 9	77	79	103	108	107	30	39%
10 to 14	197	211	255	277	277	80	41%
15 to 17	187	190	209	231	232	45	24%
18 to 19	153	142	144	152	159	6	4%
20 to 24	355	371	455	451	482	127	36%
25 to 29	201	259	319	334	358	157	78%
30 to 34	85	93	108	128	128	43	51%
35 to 39	74	70	98	101	101	27	36%
40 to 44	141	117	157	154	171	30	21%
45 to 49	292	229	235	305	312	20	7%
50 to 54	363	323	322	373	366	3	1%
55 to 59	329	392	392	343	434	105	32%
60 to 61	130	165	167	140	180	50	38%
62 to 64	161	260	262	229	240	79	49%
65 to 69	147	281	370	312	261	114	78%
70 to 74	72	140	216	196	169	97	135%
75 to 79	58	74	145	162	128	70	121%
80 to 84	39	39	87	115	94	55	141%
85 and over	42	50	72	124	148	106	252%
Median Age	45.6	48.5	48.2	46.9	46.5	0.9	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,199	3,584	4,238	4,362	4,478	1,279	40%
Hispanic	240	339	468	558	647	407	170%
Non-Hispanic	2,959	3,245	3,770	3,804	3,831	872	29%
White	2,696	2,892	3,306	3,286	3,264	568	21%
Black	21	29	40	45	52	31	148%
American Indian	27	42	54	55	54	27	100%
Asian	154	198	257	286	314	160	104%
Hawaiian / Pacific Islander	10	18	25	30	34	24	240%
Other	2	3	4	4	4	2	100%
Two or More Races	49	63	84	98	109	60	122%

GROWTH TRENDS IN TOTAL POPULATION



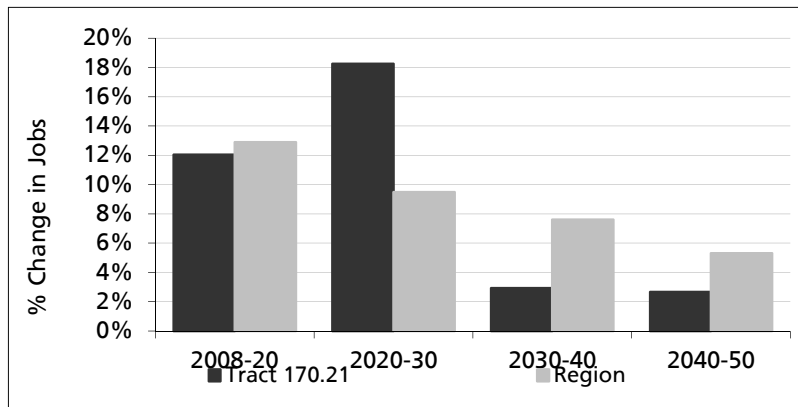
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	310	310	310	310	310	0	0%
Civilian Jobs	310	310	310	310	310	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,785	7,785	7,785	7,785	7,785	0	0%
Developed Acres	5,845	6,296	7,155	7,274	7,362	1,517	26%
Low Density Single Family	1,819	2,633	3,532	3,780	3,868	2,049	113%
Single Family	615	615	635	635	635	20	3%
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	30	30	30	30	30	0	0%
Commercial/Services	138	138	138	138	138	0	0%
Office	3	3	3	3	3	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	167	167	167	167	167	0	0%
Agricultural and Extractive ²	651	287	227	98	98	-553	-85%
Parks and Military Use	2,422	2,422	2,422	2,422	2,422	0	0%
Vacant Developable Acres	1,783	1,332	472	354	266	-1,517	-85%
Low Density Single Family	1,762	1,311	472	353	265	-1,496	-85%
Single Family	21	21	1	1	1	-20	-97%
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	157	157	157	157	157	0	0%
Employment Density³	1.8	1.8	1.8	1.8	1.8	0.0	0%
Residential Density⁴	0.4	0.3	0.3	0.3	0.3	-0.1	-28%

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).