

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.22



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,649	5,729	5,817	6,022	6,085	436	8%
Household Population	5,649	5,729	5,817	6,022	6,085	436	8%
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	2,206	2,207	2,207	2,244	2,260	54	2%
Single Family	1,830	1,831	1,831	1,868	1,884	54	3%
Multiple Family	376	376	376	376	376	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,135	2,156	2,163	2,200	2,217	82	4%
Single Family	1,766	1,788	1,794	1,830	1,847	81	5%
Multiple Family	369	368	369	370	370	1	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.2%	2.3%	2.0%	2.0%	1.9%	-1.3	-41%
Single Family	3.5%	2.3%	2.0%	2.0%	2.0%	-1.5	-43%
Multiple Family	1.9%	2.1%	1.9%	1.6%	1.6%	-0.3	-16%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.65	2.66	2.69	2.74	2.74	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	91	43	34	29	29	-62	-68%
\$15,000-\$29,999	140	119	100	88	88	-52	-37%
\$30,000-\$44,999	237	205	173	156	156	-81	-34%
\$45,000-\$59,999	267	254	222	209	210	-57	-21%
\$60,000-\$74,999	317	298	274	263	263	-54	-17%
\$75,000-\$99,999	419	411	398	391	391	-28	-7%
\$100,000-\$124,999	336	305	304	304	307	-29	-9%
\$125,000-\$149,999	149	174	174	175	175	26	17%
\$150,000-\$199,999	127	224	242	254	260	133	105%
\$200,000 or more	52	123	242	331	338	286	550%
Total Households	2,135	2,156	2,163	2,200	2,217	82	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$75,925	\$84,672	\$92,494	\$97,698	\$98,178	\$22,253	29%

***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.

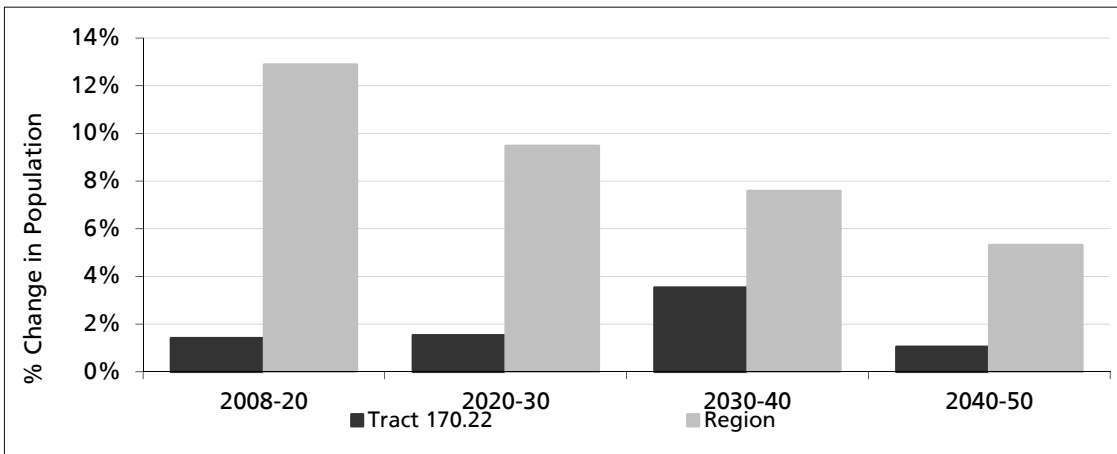
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,649	5,729	5,817	6,022	6,085	436	8%
Under 5	290	261	275	281	273	-17	-6%
5 to 9	323	281	299	319	310	-13	-4%
10 to 14	374	336	327	367	359	-15	-4%
15 to 17	248	226	205	229	232	-16	-6%
18 to 19	149	139	119	128	136	-13	-9%
20 to 24	397	380	390	395	428	31	8%
25 to 29	258	311	315	322	348	90	35%
30 to 34	220	228	244	274	277	57	26%
35 to 39	315	232	296	321	314	-1	0%
40 to 44	364	275	303	308	349	-15	-4%
45 to 49	474	350	300	400	411	-63	-13%
50 to 54	470	393	341	394	384	-86	-18%
55 to 59	493	530	438	390	491	-2	0%
60 to 61	235	267	222	183	236	1	0%
62 to 64	290	421	344	303	311	21	7%
65 to 69	304	506	555	462	385	81	27%
70 to 74	178	312	405	375	333	155	87%
75 to 79	120	141	228	256	195	75	63%
80 to 84	81	71	128	170	140	59	73%
85 and over	66	69	83	145	173	107	162%
Median Age	43.4	47.8	47.3	45.8	45.2	1.8	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,649	5,729	5,817	6,022	6,085	436	8%
Hispanic	493	623	733	868	983	490	99%
Non-Hispanic	5,156	5,106	5,084	5,154	5,102	-54	-1%
White	4,527	4,362	4,240	4,206	4,081	-446	-10%
Black	155	189	219	250	274	119	77%
American Indian	24	36	41	41	39	15	63%
Asian	246	283	313	347	370	124	50%
Hawaiian / Pacific Islander	6	10	12	15	17	11	183%
Other	14	20	25	28	29	15	107%
Two or More Races	184	206	234	267	292	108	59%

GROWTH TRENDS IN TOTAL POPULATION



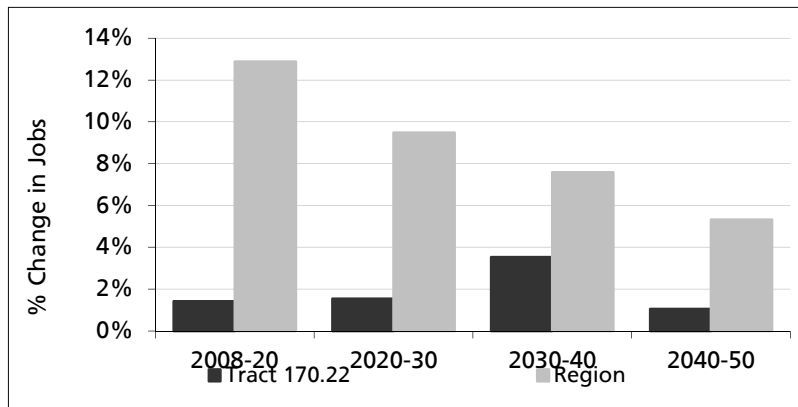
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	8,158	8,212	8,511	9,036	10,837	2,679	33%
Civilian Jobs	8,158	8,212	8,511	9,036	10,837	2,679	33%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,092	1,092	1,092	1,092	1,092	0	0%
Developed Acres	1,015	1,018	1,030	1,052	1,092	77	8%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	292	292	292	292	292	0	0%
Multiple Family	13	13	13	13	13	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	123	124	130	140	180	56	46%
Commercial/Services	30	30	30	30	30	0	0%
Office	76	76	76	76	76	0	0%
Schools	60	61	68	80	80	20	34%
Roads and Freeways	190	190	190	190	190	0	0%
Agricultural and Extractive ²	40	40	40	40	40	0	0%
Parks and Military Use	191	191	191	191	191	0	0%
Vacant Developable Acres	77	74	61	40	0	-77	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	56	55	50	40	0	-56	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	20	19	12	0	0	-20	-100%
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	28.1	28.1	27.9	27.7	29.6	1.4	5%
Residential Density⁴	7.2	7.2	7.2	7.4	7.4	0.2	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).