

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.50



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,382	3,502	3,548	3,621	3,647	265	8%
Household Population	3,281	3,396	3,432	3,490	3,510	229	7%
Group Quarters Population	101	106	116	131	137	36	36%
Civilian	101	106	116	131	137	36	36%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,063	1,102	1,102	1,102	1,102	39	4%
Single Family	796	835	835	835	835	39	5%
Multiple Family	267	267	267	267	267	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,043	1,071	1,074	1,074	1,074	31	3%
Single Family	785	812	813	813	813	28	4%
Multiple Family	258	259	261	261	261	3	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.9%	2.8%	2.5%	2.5%	2.5%	0.6	32%
Single Family	1.4%	2.8%	2.6%	2.6%	2.6%	1.2	86%
Multiple Family	3.4%	3.0%	2.2%	2.2%	2.2%	-1.2	-35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.15	3.17	3.20	3.25	3.27	0.12	4%

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	37	27	17	7	3	-34	-92%
\$15,000-\$29,999	115	120	100	83	71	-44	-38%
\$30,000-\$44,999	179	160	143	123	110	-69	-39%
\$45,000-\$59,999	176	169	155	141	131	-45	-26%
\$60,000-\$74,999	137	125	119	106	97	-40	-29%
\$75,000-\$99,999	173	197	209	200	193	20	12%
\$100,000-\$124,999	113	133	154	164	164	51	45%
\$125,000-\$149,999	50	61	80	114	136	86	172%
\$150,000-\$199,999	42	52	61	83	103	61	145%
\$200,000 or more	21	27	36	53	66	45	214%
Total Households	1,043	1,071	1,074	1,074	1,074	31	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$61,588	\$67,140	\$75,359	\$84,625	\$91,192	\$29,604	48%

***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.

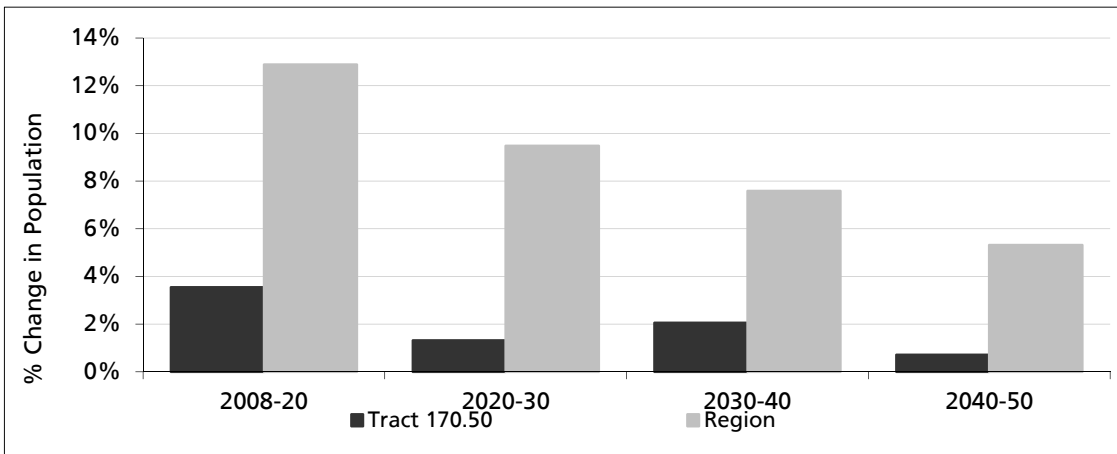
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,382	3,502	3,548	3,621	3,647	265	8%
Under 5	165	154	153	148	139	-26	-16%
5 to 9	120	123	123	125	122	2	2%
10 to 14	240	245	226	227	222	-18	-8%
15 to 17	170	153	137	138	134	-36	-21%
18 to 19	115	97	91	88	85	-30	-26%
20 to 24	293	266	280	257	248	-45	-15%
25 to 29	228	255	252	238	234	6	3%
30 to 34	138	138	122	132	124	-14	-10%
35 to 39	145	115	133	134	125	-20	-14%
40 to 44	181	146	160	153	165	-16	-9%
45 to 49	310	248	205	242	243	-67	-22%
50 to 54	383	337	291	315	294	-89	-23%
55 to 59	327	375	320	270	312	-15	-5%
60 to 61	93	122	115	103	125	32	34%
62 to 64	80	133	125	120	119	39	49%
65 to 69	112	198	229	208	191	79	71%
70 to 74	71	126	174	160	143	72	101%
75 to 79	79	105	173	207	204	125	158%
80 to 84	69	79	135	188	191	122	177%
85 and over	63	87	104	168	227	164	260%
Median Age	42.1	46.2	47.4	48.5	49.6	7.5	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,382	3,502	3,548	3,621	3,647	265	8%
Hispanic	487	586	645	710	759	272	56%
Non-Hispanic	2,895	2,916	2,903	2,911	2,888	-7	0%
White	2,204	2,127	2,050	1,996	1,929	-275	-12%
Black	58	70	78	86	92	34	59%
American Indian	8	15	18	18	18	10	125%
Asian	537	593	626	663	688	151	28%
Hawaiian / Pacific Islander	6	13	19	23	25	19	317%
Other	6	11	13	15	16	10	167%
Two or More Races	76	87	99	110	120	44	58%

GROWTH TRENDS IN TOTAL POPULATION



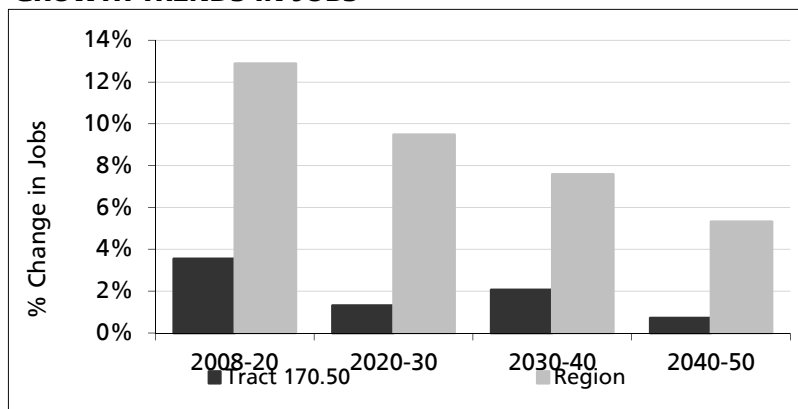
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,076	1,115	1,150	1,150	1,150	74	7%
Civilian Jobs	1,076	1,115	1,150	1,150	1,150	74	7%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,230	1,230	1,230	1,230	1,230	0	0%
Developed Acres	873	1,177	1,177	1,177	1,177	305	35%
Low Density Single Family	26	305	305	305	305	279	1065%
Single Family	254	280	280	280	280	25	10%
Multiple Family	12	12	12	12	12	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	52	52	52	52	52	0	0%
Office	0	0	0	0	0	0	0%
Schools	56	56	56	56	56	0	0%
Roads and Freeways	87	87	87	87	87	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	380	380	380	380	380	0	0%
Vacant Developable Acres	313	9	9	9	9	-305	-97%
Low Density Single Family	288	9	9	9	9	-279	-97%
Single Family	25	0	0	0	0	-25	-100%
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	44	44	44	44	44	0	0%
Employment Density³	9.8	10.1	10.4	10.4	10.4	0.7	7%
Residential Density⁴	3.6	1.8	1.8	1.8	1.8	-1.8	-49%

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).