

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 174.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,246	5,405	5,501	5,772	5,824	578	11%
Household Population	5,246	5,405	5,501	5,772	5,824	578	11%
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	2,062	2,107	2,109	2,166	2,172	110	5%
Single Family	2,062	2,107	2,109	2,166	2,172	110	5%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,026	2,055	2,061	2,117	2,124	98	5%
Single Family	2,026	2,055	2,061	2,117	2,124	98	5%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.7%	2.5%	2.3%	2.3%	2.2%	0.5	29%
Single Family	1.7%	2.5%	2.3%	2.3%	2.2%	0.5	29%
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	2.59	2.63	2.67	2.73	2.74	0.15	6%

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	151	120	98	84	77	-74	-49%
\$15,000-\$29,999	191	166	139	122	106	-85	-45%
\$30,000-\$44,999	230	215	192	176	160	-70	-30%
\$45,000-\$59,999	192	181	173	164	154	-38	-20%
\$60,000-\$74,999	214	215	211	205	201	-13	-6%
\$75,000-\$99,999	242	236	236	236	233	-9	-4%
\$100,000-\$124,999	266	243	243	244	244	-22	-8%
\$125,000-\$149,999	156	159	161	161	161	5	3%
\$150,000-\$199,999	174	233	236	248	249	75	43%
\$200,000 or more	210	287	372	477	539	329	157%
Total Households	2,026	2,055	2,061	2,117	2,124	98	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$78,616	\$88,824	\$98,040	\$107,326	\$113,422	\$34,806	44%

***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.

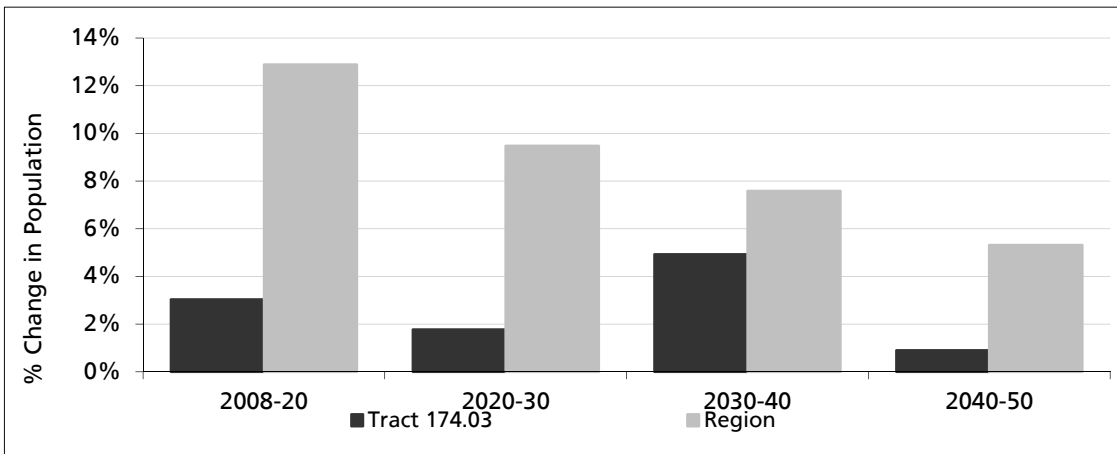
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,246	5,405	5,501	5,772	5,824	578	11%
Under 5	170	150	152	155	157	-13	-8%
5 to 9	263	241	245	252	247	-16	-6%
10 to 14	334	323	310	335	330	-4	-1%
15 to 17	193	175	161	176	178	-15	-8%
18 to 19	148	124	107	108	111	-37	-25%
20 to 24	335	313	313	305	319	-16	-5%
25 to 29	251	298	296	289	309	58	23%
30 to 34	145	139	133	140	134	-11	-8%
35 to 39	152	112	130	130	122	-30	-20%
40 to 44	313	233	251	252	257	-56	-18%
45 to 49	517	390	316	403	415	-102	-20%
50 to 54	486	405	334	387	383	-103	-21%
55 to 59	512	556	437	375	483	-29	-6%
60 to 61	178	213	179	145	185	7	4%
62 to 64	208	322	278	252	259	51	25%
65 to 69	261	443	489	417	350	89	34%
70 to 74	193	337	428	385	336	143	74%
75 to 79	189	230	374	419	343	154	81%
80 to 84	175	158	280	364	310	135	77%
85 and over	223	243	288	483	596	373	167%
Median Age	48.1	52.5	55.0	54.4	54.3	6.2	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,246	5,405	5,501	5,772	5,824	578	11%
Hispanic	488	550	584	632	650	162	33%
Non-Hispanic	4,758	4,855	4,917	5,140	5,174	416	9%
White	4,390	4,463	4,513	4,713	4,746	356	8%
Black	37	42	44	45	44	7	19%
American Indian	2	2	2	2	1	-1	-50%
Asian	206	229	238	257	263	57	28%
Hawaiian / Pacific Islander	3	3	3	1	1	-2	-67%
Other	7	3	3	3	2	-5	-71%
Two or More Races	113	113	114	119	117	4	4%

GROWTH TRENDS IN TOTAL POPULATION



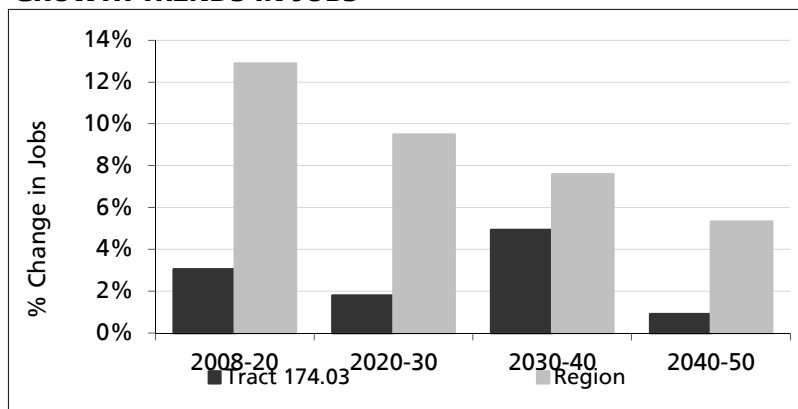
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,507	1,688	2,179	2,392	2,417	910	60%
Civilian Jobs	1,507	1,688	2,179	2,392	2,417	910	60%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,047	1,047	1,047	1,047	1,047	0	0%
Developed Acres	953	991	1,011	1,047	1,047	94	10%
Low Density Single Family	21	42	42	46	46	25	120%
Single Family	392	406	406	429	429	37	10%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	56	65	86	95	95	39	69%
Office	6	6	6	6	6	0	0%
Schools	19	19	19	19	19	0	0%
Roads and Freeways	139	139	139	139	139	0	0%
Agricultural and Extractive ²	7	2	2	0	0	-7	-100%
Parks and Military Use	313	313	313	313	313	0	0%
Vacant Developable Acres	94	56	36	0	0	-94	-99%
Low Density Single Family	25	5	5	0	0	-25	-99%
Single Family	30	22	22	0	0	-30	-99%
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	39	30	9	0	0	-39	-100%
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	18.6	18.8	19.7	20.0	20.2	1.6	9%
Residential Density⁴	5.0	4.7	4.7	4.6	4.6	-0.4	-8%

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).