

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.49



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,902	3,397	4,042	4,110	4,133	1,231	42%
Household Population	2,902	3,397	4,042	4,110	4,133	1,231	42%
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	932	1,051	1,244	1,244	1,244	312	33%
Single Family	861	980	1,173	1,173	1,173	312	36%
Multiple Family	71	71	71	71	71	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	887	1,030	1,223	1,223	1,223	336	38%
Single Family	816	962	1,155	1,155	1,155	339	42%
Multiple Family	71	68	68	68	68	-3	-4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.8%	2.0%	1.7%	1.7%	1.7%	-3.1	-65%
Single Family	5.2%	1.8%	1.5%	1.5%	1.5%	-3.7	-71%
Multiple Family	0.0%	4.2%	4.2%	4.2%	4.2%	4.2	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.27	3.30	3.30	3.36	3.38	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	42	33	28	24	21	-21	-50%
\$15,000-\$29,999	34	38	28	18	13	-21	-62%
\$30,000-\$44,999	102	93	77	61	54	-48	-47%
\$45,000-\$59,999	170	162	149	125	113	-57	-34%
\$60,000-\$74,999	169	157	153	137	129	-40	-24%
\$75,000-\$99,999	235	253	274	262	253	18	8%
\$100,000-\$124,999	60	118	171	171	171	111	185%
\$125,000-\$149,999	23	73	126	140	143	120	522%
\$150,000-\$199,999	27	51	104	152	181	154	570%
\$200,000 or more	25	52	113	133	145	120	480%
Total Households	887	1,030	1,223	1,223	1,223	336	38%
Median Household Income							
Adjusted for inflation (\$1999)	\$68,476	\$78,162	\$91,104	\$98,521	\$104,167	\$35,691	52%

***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.

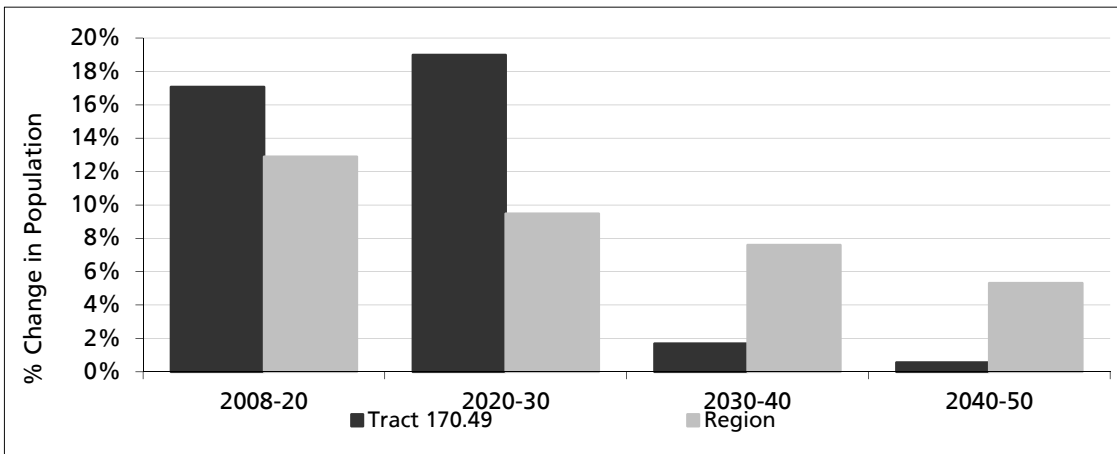
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,902	3,397	4,042	4,110	4,133	1,231	42%
Under 5	138	146	175	165	155	17	12%
5 to 9	131	149	172	166	155	24	18%
10 to 14	209	235	257	254	237	28	13%
15 to 17	155	165	179	182	175	20	13%
18 to 19	94	86	92	85	80	-14	-15%
20 to 24	286	309	360	329	318	32	11%
25 to 29	156	215	242	223	223	67	43%
30 to 34	85	98	105	102	96	11	13%
35 to 39	142	122	172	168	159	17	12%
40 to 44	215	185	236	220	225	10	5%
45 to 49	266	240	232	275	270	4	2%
50 to 54	273	269	259	282	265	-8	-3%
55 to 59	240	324	321	274	322	82	34%
60 to 61	84	127	141	128	161	77	92%
62 to 64	73	134	144	140	144	71	97%
65 to 69	100	205	298	294	268	168	168%
70 to 74	67	135	217	214	204	137	204%
75 to 79	63	92	181	214	204	141	224%
80 to 84	59	68	125	180	182	123	208%
85 and over	66	93	134	215	290	224	339%
Median Age	41.3	44.7	45.7	47.9	49.5	8.2	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,902	3,397	4,042	4,110	4,133	1,231	42%
Hispanic	380	546	742	853	948	568	149%
Non-Hispanic	2,522	2,851	3,300	3,257	3,185	663	26%
White	2,146	2,350	2,643	2,535	2,418	272	13%
Black	72	102	137	153	164	92	128%
American Indian	6	10	12	12	12	6	100%
Asian	171	221	283	302	318	147	86%
Hawaiian / Pacific Islander	11	20	29	36	39	28	255%
Other	7	11	15	17	18	11	157%
Two or More Races	109	137	181	202	216	107	98%

GROWTH TRENDS IN TOTAL POPULATION



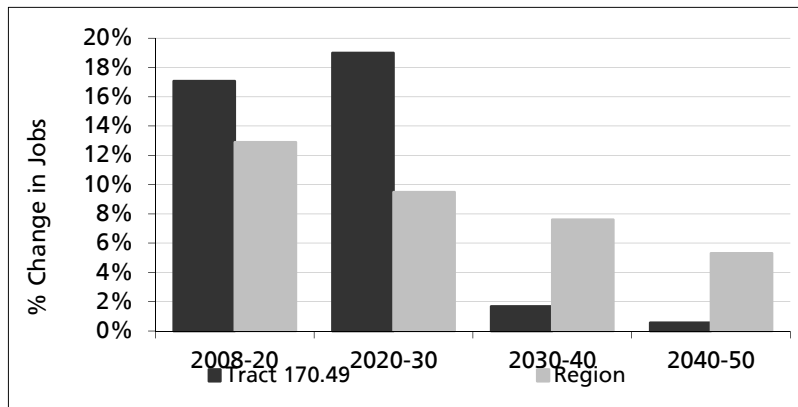
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	14,393	14,966	17,002	20,208	22,095	7,702	54%
Civilian Jobs	14,393	14,966	17,002	20,208	22,095	7,702	54%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,667	2,667	2,667	2,667	2,667	0	0%
Developed Acres	1,901	2,048	2,437	2,508	2,549	648	34%
Low Density Single Family	256	406	758	758	758	502	196%
Single Family	177	177	186	186	186	9	5%
Multiple Family	8	8	8	8	8	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	506	520	567	632	666	160	32%
Commercial/Services	98	98	98	100	107	8	8%
Office	48	48	48	51	53	6	12%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	184	184	184	184	184	0	0%
Agricultural and Extractive ²	86	68	49	49	49	-37	-43%
Parks and Military Use	538	538	538	538	538	0	0%
Vacant Developable Acres	660	513	124	53	12	-648	-98%
Low Density Single Family	474	342	10	10	10	-465	-98%
Single Family	11	11	2	2	2	-9	-85%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	161	146	99	34	1	-160	-99%
Commercial/Services	9	9	9	6	0	-8	-97%
Office	6	6	5	2	0	-6	-99%
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	106	106	106	106	106	0	0%
Employment Density³	22.1	22.5	23.8	25.8	26.8	4.7	21%
Residential Density⁴	2.1	1.8	1.3	1.3	1.3	-0.8	-38%

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).