

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.46



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,144	4,223	4,278	4,357	4,872	728	18%
Household Population	4,144	4,223	4,278	4,357	4,872	728	18%
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	1,419	1,420	1,420	1,420	1,589	170	12%
Single Family	1,291	1,292	1,292	1,292	1,419	128	10%
Multiple Family	128	128	128	128	170	42	33%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,378	1,391	1,392	1,392	1,559	181	13%
Single Family	1,255	1,268	1,269	1,269	1,395	140	11%
Multiple Family	123	123	123	123	164	41	33%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.9%	2.0%	2.0%	2.0%	1.9%	-1.0	-34%
Single Family	2.8%	1.9%	1.8%	1.8%	1.7%	-1.1	-39%
Multiple Family	3.9%	3.9%	3.9%	3.9%	3.5%	-0.4	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.01	3.04	3.07	3.13	3.13	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	24	6	4	2	2	-22	-92%
\$15,000-\$29,999	63	43	32	25	25	-38	-60%
\$30,000-\$44,999	99	105	81	67	69	-30	-30%
\$45,000-\$59,999	92	88	68	56	59	-33	-36%
\$60,000-\$74,999	128	105	90	80	88	-40	-31%
\$75,000-\$99,999	171	165	149	138	153	-18	-11%
\$100,000-\$124,999	202	186	191	190	211	9	4%
\$125,000-\$149,999	175	208	229	243	272	97	55%
\$150,000-\$199,999	197	249	283	303	339	142	72%
\$200,000 or more	227	236	265	288	341	114	50%
Total Households	1,378	1,391	1,392	1,392	1,559	181	13%
Median Household Income							
Adjusted for inflation (\$1999)	\$113,861	\$124,664	\$133,843	\$139,198	\$140,855	\$26,994	24%

***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.

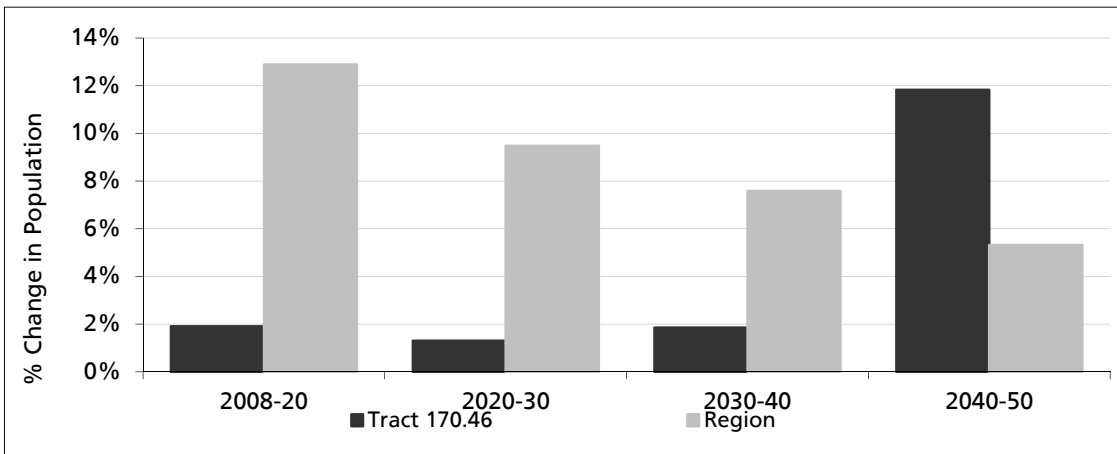
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,144	4,223	4,278	4,357	4,872	728	18%
Under 5	230	209	216	217	241	11	5%
5 to 9	242	234	247	249	268	26	11%
10 to 14	319	315	303	314	336	17	5%
15 to 17	179	164	155	160	174	-5	-3%
18 to 19	125	103	97	95	102	-23	-18%
20 to 24	310	288	302	287	319	9	3%
25 to 29	153	178	186	174	202	49	32%
30 to 34	113	112	106	123	130	17	15%
35 to 39	170	136	160	164	177	7	4%
40 to 44	256	209	242	236	270	14	5%
45 to 49	397	308	264	324	362	-35	-9%
50 to 54	497	421	361	405	428	-69	-14%
55 to 59	427	480	400	344	458	31	7%
60 to 61	154	190	171	146	194	40	26%
62 to 64	166	264	240	224	256	90	54%
65 to 69	140	246	286	259	257	117	84%
70 to 74	103	173	233	226	243	140	136%
75 to 79	82	100	174	209	213	131	160%
80 to 84	41	40	73	96	95	54	132%
85 and over	40	53	62	105	147	107	268%
Median Age	44.5	47.7	47.4	47.5	48.0	3.5	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,144	4,223	4,278	4,357	4,872	728	18%
Hispanic	305	383	447	519	647	342	112%
Non-Hispanic	3,839	3,840	3,831	3,838	4,225	386	10%
White	3,043	2,916	2,804	2,713	2,897	-146	-5%
Black	26	33	39	44	55	29	112%
American Indian	10	16	18	18	20	10	100%
Asian	653	746	823	896	1,055	402	62%
Hawaiian / Pacific Islander	14	24	30	36	43	29	207%
Other	2	3	3	3	3	1	50%
Two or More Races	91	102	114	128	152	61	67%

GROWTH TRENDS IN TOTAL POPULATION



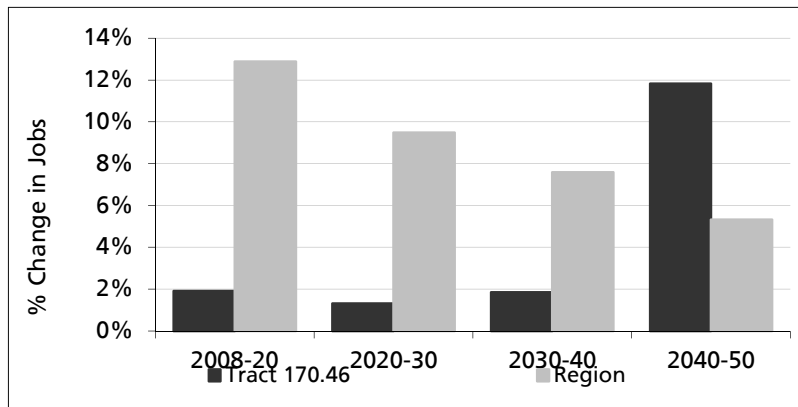
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	439	439	439	439	452	13	3%
Civilian Jobs	439	439	439	439	452	13	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	931	931	931	931	931	0	0%
Developed Acres	931	931	931	931	931	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	219	219	219	219	219	0	0%
Multiple Family	18	18	18	18	18	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	33	33	33	33	33	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	5	5	5	5	5	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	577	577	577	577	577	0	0%
Vacant Developable Acres	0	0	0	0	0	0	-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	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	0	0	0	0	0	0	0%
Employment Density³	11.7	11.7	11.7	11.7	12.1	0.3	3%
Residential Density⁴	6.0	6.0	6.0	6.0	6.7	0.7	12%

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).