

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 164.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,959	5,007	5,214	5,521	5,631	672	14%
Household Population	4,557	4,588	4,758	5,018	5,096	539	12%
Group Quarters Population	402	419	456	503	535	133	33%
Civilian	402	419	456	503	535	133	33%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,678	1,682	1,717	1,781	1,791	113	7%
Single Family	1,272	1,276	1,311	1,375	1,396	124	10%
Multiple Family	224	224	224	224	224	0	0%
Mobile Homes	182	182	182	182	171	-11	-6%
Occupied Housing Units	1,594	1,585	1,628	1,694	1,712	118	7%
Single Family	1,220	1,229	1,270	1,336	1,358	138	11%
Multiple Family	216	195	196	195	196	-20	-9%
Mobile Homes	158	161	162	163	158	0	0%
Vacancy Rate	5.0%	5.8%	5.2%	4.9%	4.4%	-0.6	-12%
Single Family	4.1%	3.7%	3.1%	2.8%	2.7%	-1.4	-34%
Multiple Family	3.6%	12.9%	12.5%	12.9%	12.5%	8.9	247%
Mobile Homes	13.2%	11.5%	11.0%	10.4%	0.0%	-13.2	-100%
Persons per Household	2.86	2.89	2.92	2.96	2.98	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	145	132	121	105	87	-58	-40%
\$15,000-\$29,999	248	233	226	208	179	-69	-28%
\$30,000-\$44,999	266	258	255	253	236	-30	-11%
\$45,000-\$59,999	220	230	234	242	237	17	8%
\$60,000-\$74,999	231	245	256	274	281	50	22%
\$75,000-\$99,999	232	232	246	268	305	73	31%
\$100,000-\$124,999	121	131	152	167	178	57	47%
\$125,000-\$149,999	60	60	71	99	112	52	87%
\$150,000-\$199,999	59	59	62	73	79	20	34%
\$200,000 or more	12	5	5	5	18	6	50%
Total Households	1,594	1,585	1,628	1,694	1,712	118	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$54,409	\$56,054	\$58,590	\$62,135	\$66,246	\$11,837	22%

***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.

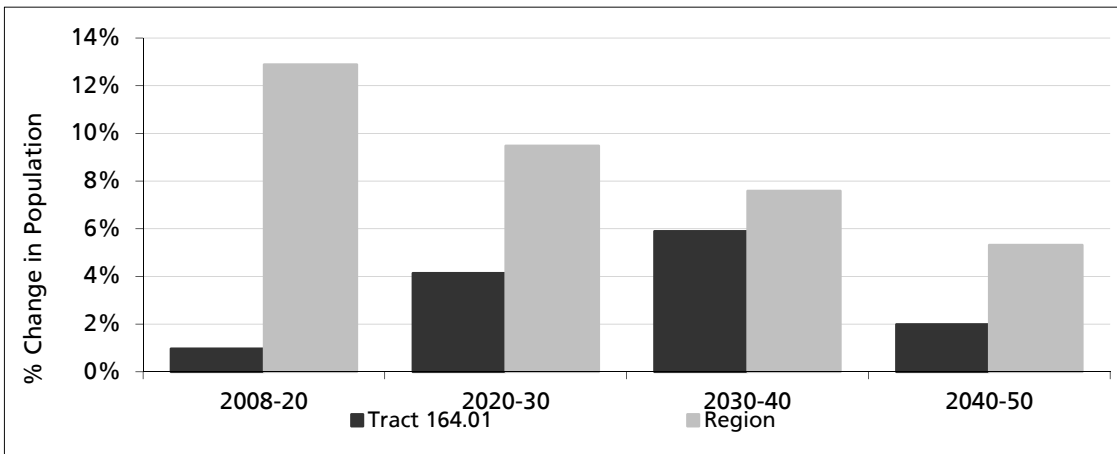
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,959	5,007	5,214	5,521	5,631	672	14%
Under 5	263	237	235	238	236	-27	-10%
5 to 9	331	304	301	304	296	-35	-11%
10 to 14	294	294	281	301	302	8	3%
15 to 17	205	186	171	179	183	-22	-11%
18 to 19	140	114	104	104	104	-36	-26%
20 to 24	361	322	334	323	330	-31	-9%
25 to 29	248	289	281	269	281	33	13%
30 to 34	249	248	223	250	252	3	1%
35 to 39	267	202	240	249	245	-22	-8%
40 to 44	354	281	306	306	335	-19	-5%
45 to 49	440	347	293	369	387	-53	-12%
50 to 54	374	320	286	327	327	-47	-13%
55 to 59	283	312	267	242	296	13	5%
60 to 61	107	133	124	119	153	46	43%
62 to 64	162	244	225	225	232	70	43%
65 to 69	215	352	394	348	305	90	42%
70 to 74	201	337	443	424	399	198	99%
75 to 79	181	206	326	376	327	146	81%
80 to 84	138	122	204	283	282	144	104%
85 and over	146	157	176	285	359	213	146%
Median Age	41.7	45.4	47.2	48.2	48.2	6.5	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,959	5,007	5,214	5,521	5,631	672	14%
Hispanic	683	919	1,146	1,437	1,741	1,058	155%
Non-Hispanic	4,276	4,088	4,068	4,084	3,890	-386	-9%
White	3,848	3,563	3,446	3,333	3,013	-835	-22%
Black	80	108	132	161	198	118	148%
American Indian	44	42	38	35	33	-11	-25%
Asian	123	172	223	291	354	231	188%
Hawaiian / Pacific Islander	31	41	47	54	61	30	97%
Other	3	3	3	3	3	0	0%
Two or More Races	147	159	179	207	228	81	55%

GROWTH TRENDS IN TOTAL POPULATION



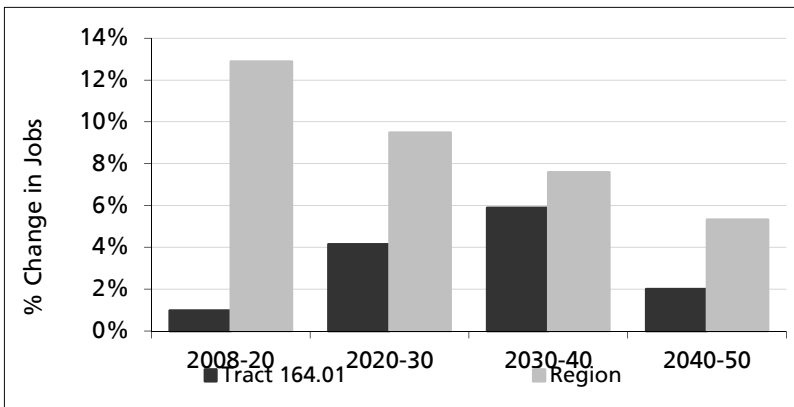
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,693	1,693	1,693	1,693	1,949	256	15%
Civilian Jobs	1,693	1,693	1,693	1,693	1,949	256	15%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	580	580	580	580	580	0	0%
Developed Acres	564	565	570	575	575	11	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	328	328	334	338	336	8	3%
Multiple Family	12	12	12	12	12	0	0%
Mobile Homes	20	20	20	20	19	-1	-4%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	62	62	62	62	64	1	2%
Office	1	1	1	1	3	2	209%
Schools	23	23	23	23	23	0	0%
Roads and Freeways	97	97	97	97	97	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	17	17	17	17	17	0	0%
Vacant Developable Acres	12	12	6	2	1	-11	-89%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	11	11	6	1	1	-10	-92%
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	1	1	1	1	0	0	-32%
Office	0	0	0	0	0	0	-89%
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	3	3	3	3	3	0	0%
Employment Density³	19.3	19.3	19.3	19.3	21.5	2.1	11%
Residential Density⁴	4.6	4.6	4.7	4.8	4.8	0.2	5%

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).