

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.17



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,157	4,313	4,247	4,245	4,271	114	3%
Household Population	4,157	4,313	4,247	4,245	4,271	114	3%
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	1,646	1,708	1,651	1,635	1,645	-1	0%
Single Family	487	502	407	374	374	-113	-23%
Multiple Family	621	649	686	703	703	82	13%
Mobile Homes	538	557	558	558	568	30	6%
Occupied Housing Units	1,610	1,644	1,592	1,577	1,590	-20	-1%
Single Family	487	481	389	357	358	-129	-26%
Multiple Family	608	635	673	688	688	80	13%
Mobile Homes	515	528	530	532	544	29	6%
Vacancy Rate	2.2%	3.7%	3.6%	3.5%	3.3%	1.1	50%
Single Family	0.0%	4.2%	4.4%	4.5%	4.3%	4.3	0%
Multiple Family	2.1%	2.2%	1.9%	2.1%	2.1%	0.0	0%
Mobile Homes	4.3%	5.2%	5.0%	4.7%	0.0%	-4.3	-100%
Persons per Household	2.58	2.62	2.67	2.69	2.69	0.11	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	257	205	160	130	102	-155	-60%
\$15,000-\$29,999	344	261	201	162	132	-212	-62%
\$30,000-\$44,999	336	326	275	238	204	-132	-39%
\$45,000-\$59,999	259	267	242	217	196	-63	-24%
\$60,000-\$74,999	168	175	169	161	152	-16	-10%
\$75,000-\$99,999	141	206	228	245	244	103	73%
\$100,000-\$124,999	68	117	173	222	277	209	307%
\$125,000-\$149,999	25	53	82	110	154	129	516%
\$150,000-\$199,999	7	34	43	52	63	56	800%
\$200,000 or more	5	0	19	40	66	61	1220%
Total Households	1,610	1,644	1,592	1,577	1,590	-20	-1%
Median Household Income							
Adjusted for inflation (\$1999)	\$39,107	\$46,685	\$54,917	\$63,866	\$75,922	\$36,815	94%

***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.

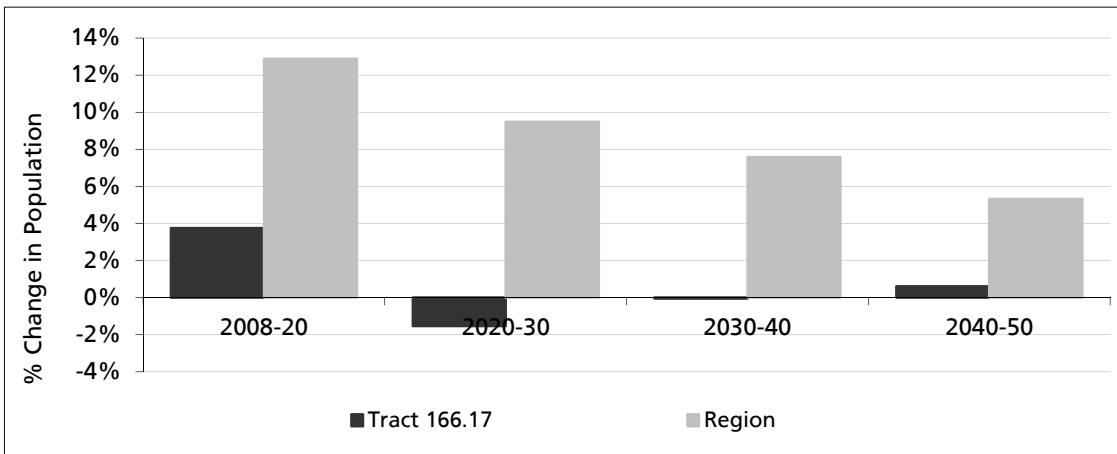
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,157	4,313	4,247	4,245	4,271	114	3%
Under 5	182	160	147	133	131	-51	-28%
5 to 9	181	170	159	149	147	-34	-19%
10 to 14	261	251	218	212	208	-53	-20%
15 to 17	163	146	123	123	118	-45	-28%
18 to 19	114	95	78	71	71	-43	-38%
20 to 24	304	279	262	234	234	-70	-23%
25 to 29	231	269	241	216	224	-7	-3%
30 to 34	223	220	192	194	186	-37	-17%
35 to 39	241	180	194	184	172	-69	-29%
40 to 44	256	201	195	176	184	-72	-28%
45 to 49	302	236	178	211	214	-88	-29%
50 to 54	306	259	194	205	204	-102	-33%
55 to 59	241	276	210	166	205	-36	-15%
60 to 61	103	124	99	75	93	-10	-10%
62 to 64	118	193	167	154	152	34	29%
65 to 69	194	327	344	286	249	55	28%
70 to 74	164	287	341	285	254	90	55%
75 to 79	182	220	332	362	307	125	69%
80 to 84	214	211	341	447	438	224	105%
85 and over	177	209	232	362	480	303	171%
Median Age	43.5	48.9	53.5	55.4	56.0	12.5	29%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,157	4,313	4,247	4,245	4,271	114	3%
Hispanic	697	813	842	870	901	204	29%
Non-Hispanic	3,460	3,500	3,405	3,375	3,370	-90	-3%
White	3,122	3,131	3,029	2,989	2,973	-149	-5%
Black	60	70	71	67	70	10	17%
American Indian	11	10	7	6	6	-5	-45%
Asian	94	113	122	132	141	47	50%
Hawaiian / Pacific Islander	17	16	14	14	14	-3	-18%
Other	3	3	3	3	3	0	0%
Two or More Races	153	157	159	164	163	10	7%

GROWTH TRENDS IN TOTAL POPULATION



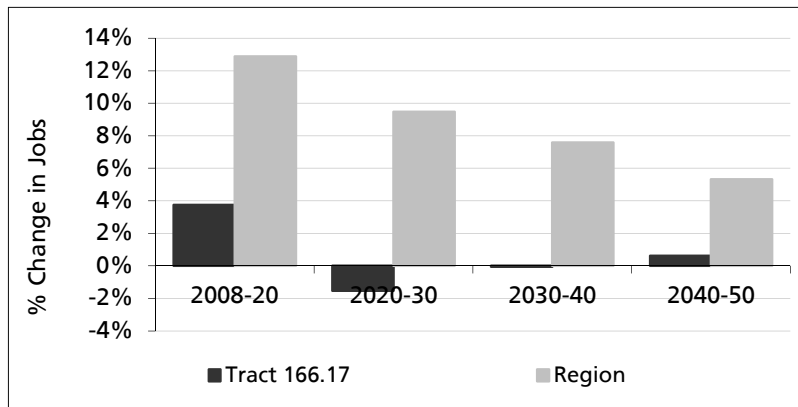
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,647	2,963	3,893	5,110	5,380	2,733	103%
Civilian Jobs	2,647	2,963	3,893	5,110	5,380	2,733	103%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	417	417	417	417	417	0	0%
Developed Acres	345	349	361	382	387	42	12%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	76	65	45	33	33	-42	-56%
Multiple Family	28	30	33	38	38	10	35%
Mobile Homes	69	68	68	68	68	-1	-1%
Other Residential	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	72	63	90	106	106	34	47%
Commercial/Services	45	44	47	57	62	17	38%
Office	4	4	4	5	5	1	28%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	45	68	68	68	68	24	53%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	0	0%
Vacant Developable Acres	72	68	56	35	30	-42	-59%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
Multiple Family	7	5	5	0	0	-7	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	19	19	9	0	0	-19	-100%
Commercial/Services	15	15	12	5	0	-15	-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	30	30	30	30	30	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	21.9	26.8	27.7	30.5	31.1	9.2	42%
Residential Density⁴	9.5	10.5	11.3	11.7	11.8	2.3	24%

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).