

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.55



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,319	5,563	5,608	5,722	5,768	449	8%
Household Population	5,319	5,563	5,608	5,722	5,768	449	8%
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	1,929	2,004	2,004	2,004	2,004	75	4%
Single Family	1,532	1,607	1,607	1,607	1,607	75	5%
Multiple Family	397	397	397	397	397	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,878	1,939	1,946	1,949	1,952	74	4%
Single Family	1,488	1,563	1,568	1,570	1,572	84	6%
Multiple Family	390	376	378	379	380	-10	-3%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.6%	3.2%	2.9%	2.7%	2.6%	0.0	0%
Single Family	2.9%	2.7%	2.4%	2.3%	2.2%	-0.7	-24%
Multiple Family	1.8%	5.3%	4.8%	4.5%	4.3%	2.5	139%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.83	2.87	2.88	2.94	2.95	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	78	56	48	38	35	-43	-55%
\$15,000-\$29,999	101	78	63	53	45	-56	-55%
\$30,000-\$44,999	201	152	133	115	97	-104	-52%
\$45,000-\$59,999	231	219	187	167	154	-77	-33%
\$60,000-\$74,999	239	227	202	177	161	-78	-33%
\$75,000-\$99,999	402	380	362	344	328	-74	-18%
\$100,000-\$124,999	308	295	297	297	296	-12	-4%
\$125,000-\$149,999	140	188	200	205	207	67	48%
\$150,000-\$199,999	116	252	307	343	367	251	216%
\$200,000 or more	62	92	147	210	262	200	323%
Total Households	1,878	1,939	1,946	1,949	1,952	74	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$80,535	\$90,625	\$98,481	\$106,776	\$113,176	\$32,641	41%

***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.

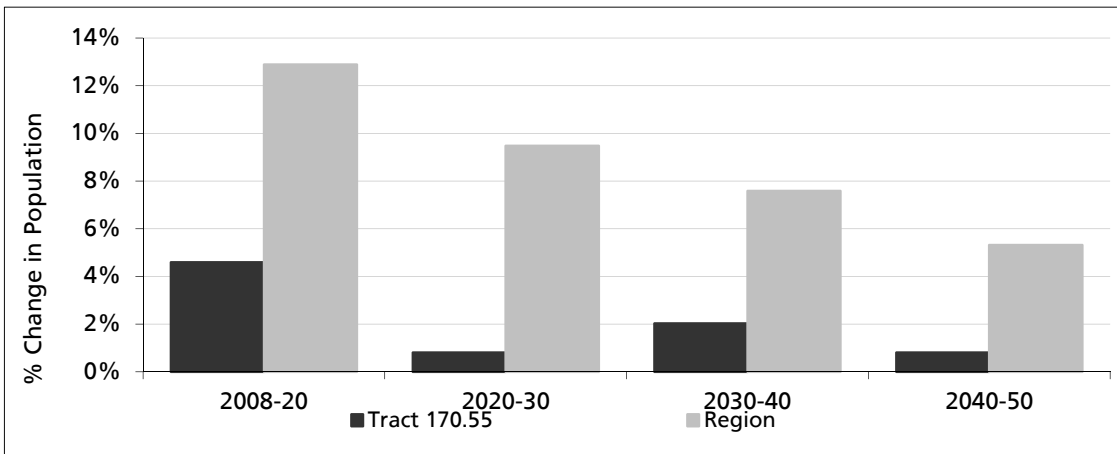
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,319	5,563	5,608	5,722	5,768	449	8%
Under 5	312	343	313	343	331	19	6%
5 to 9	388	415	433	414	370	-18	-5%
10 to 14	394	435	406	412	446	52	13%
15 to 17	210	221	187	189	177	-33	-16%
18 to 19	151	126	128	116	115	-36	-24%
20 to 24	271	265	306	290	295	24	9%
25 to 29	233	289	292	295	281	48	21%
30 to 34	300	289	288	315	288	-12	-4%
35 to 39	549	455	484	494	494	-55	-10%
40 to 44	511	476	490	438	491	-20	-4%
45 to 49	599	476	414	483	476	-123	-21%
50 to 54	479	440	389	436	401	-78	-16%
55 to 59	400	431	376	325	393	-7	-2%
60 to 61	111	174	170	134	171	60	54%
62 to 64	93	196	168	170	151	58	62%
65 to 69	100	217	255	221	214	114	114%
70 to 74	45	125	155	153	113	68	151%
75 to 79	85	81	160	186	201	116	136%
80 to 84	44	46	111	155	155	111	252%
85 and over	44	63	83	153	205	161	366%
Median Age	38.6	39.4	39.7	39.9	40.9	2.3	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,319	5,563	5,608	5,722	5,768	449	8%
Hispanic	336	433	474	521	562	226	67%
Non-Hispanic	4,983	5,130	5,134	5,201	5,206	223	4%
White	3,190	3,124	2,992	2,897	2,782	-408	-13%
Black	149	182	189	226	239	90	60%
American Indian	14	11	28	16	19	5	36%
Asian	1,414	1,570	1,653	1,763	1,838	424	30%
Hawaiian / Pacific Islander	9	17	20	25	36	27	300%
Other	13	12	25	18	20	7	54%
Two or More Races	194	214	227	256	272	78	40%

GROWTH TRENDS IN TOTAL POPULATION



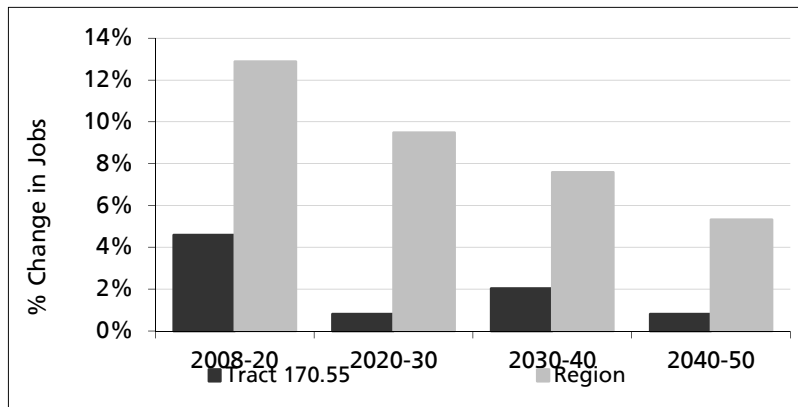
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,150	3,197	3,206	3,646	4,344	1,194	38%
Civilian Jobs	3,150	3,197	3,206	3,646	4,344	1,194	38%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	509	509	509	509	509	0	0%
Developed Acres	508	508	508	508	509	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	175	175	175	175	175	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	60	60	60	60	60	0	0%
Commercial/Services	126	127	127	127	127	1	1%
Office	7	7	7	7	7	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	91	91	91	91	91	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	21	0	0%
Vacant Developable Acres	1	1	1	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	0	0	-1	-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	15.5	15.7	15.7	17.8	21.2	5.8	37%
Residential Density⁴	10.0	10.4	10.4	10.4	10.4	0.4	4%

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).