

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.33



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,943	5,812	5,893	6,175	6,368	1,425	29%
Household Population	4,943	5,812	5,893	6,175	6,368	1,425	29%
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	1,575	1,963	1,963	2,023	2,055	480	30%
Single Family	1,248	1,636	1,636	1,636	1,636	388	31%
Multiple Family	327	327	327	387	419	92	28%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,526	1,904	1,913	1,974	2,007	481	32%
Single Family	1,207	1,594	1,600	1,602	1,603	396	33%
Multiple Family	319	310	313	372	404	85	27%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.0%	2.5%	2.4%	2.3%	-0.8	-26%
Single Family	3.3%	2.6%	2.2%	2.1%	2.0%	-1.3	-39%
Multiple Family	2.4%	5.2%	4.3%	3.9%	3.6%	1.2	50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.24	3.05	3.08	3.13	3.17	-0.07	-2%

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	31	120	86	74	63	32	103%
\$15,000-\$29,999	80	143	110	98	88	8	10%
\$30,000-\$44,999	143	180	138	119	104	-39	-27%
\$45,000-\$59,999	165	189	158	146	136	-29	-18%
\$60,000-\$74,999	178	197	186	174	165	-13	-7%
\$75,000-\$99,999	303	341	334	319	310	7	2%
\$100,000-\$124,999	294	283	303	311	318	24	8%
\$125,000-\$149,999	149	175	199	214	223	74	50%
\$150,000-\$199,999	101	173	257	309	332	231	229%
\$200,000 or more	82	103	142	210	268	186	227%
Total Households	1,526	1,904	1,913	1,974	2,007	481	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$88,696	\$84,018	\$95,846	\$104,582	\$110,810	\$22,114	25%

***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.

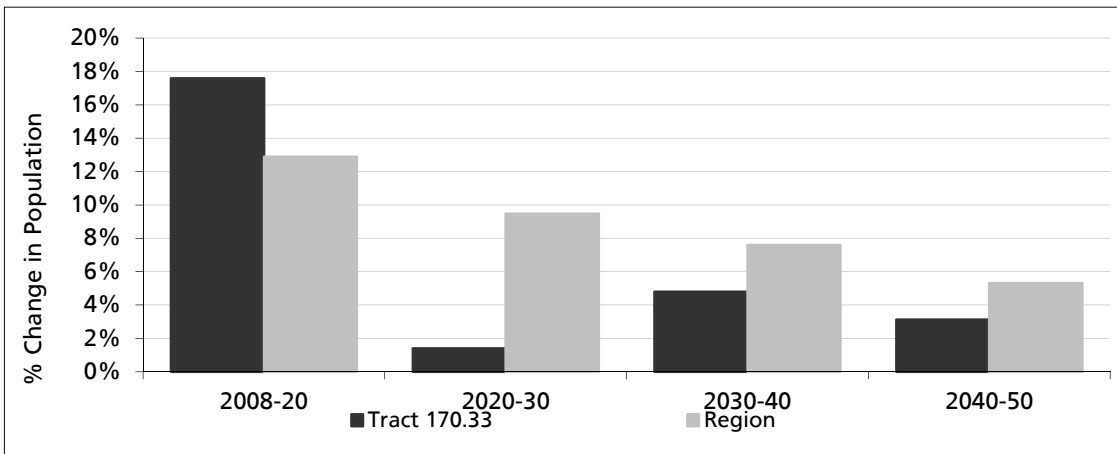
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,943	5,812	5,893	6,175	6,368	1,425	29%
Under 5	231	234	234	236	229	-2	-1%
5 to 9	245	262	274	282	279	34	14%
10 to 14	315	364	350	371	369	54	17%
15 to 17	240	254	243	259	261	21	9%
18 to 19	161	149	145	146	141	-20	-12%
20 to 24	472	488	536	519	530	58	12%
25 to 29	386	474	486	500	507	121	31%
30 to 34	202	244	230	256	244	42	21%
35 to 39	220	223	263	279	268	48	22%
40 to 44	308	290	321	329	353	45	15%
45 to 49	434	411	369	451	472	38	9%
50 to 54	552	585	549	613	600	48	9%
55 to 59	526	701	624	582	673	147	28%
60 to 61	182	273	254	254	289	107	59%
62 to 64	165	313	300	288	305	140	85%
65 to 69	138	280	323	317	309	171	124%
70 to 74	61	111	153	157	171	110	180%
75 to 79	41	61	109	134	128	87	212%
80 to 84	34	42	68	94	94	60	176%
85 and over	30	53	62	108	146	116	387%
Median Age	40.0	43.7	42.9	43.6	45.0	5.0	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,943	5,812	5,893	6,175	6,368	1,425	29%
Hispanic	419	564	616	691	750	331	79%
Non-Hispanic	4,524	5,248	5,277	5,484	5,618	1,094	24%
White	2,607	2,813	2,686	2,653	2,598	-9	0%
Black	95	129	140	154	166	71	75%
American Indian	14	28	33	34	34	20	143%
Asian	1,556	1,919	2,001	2,158	2,280	724	47%
Hawaiian / Pacific Islander	27	69	91	113	130	103	381%
Other	9	17	21	23	25	16	178%
Two or More Races	216	273	305	349	385	169	78%

GROWTH TRENDS IN TOTAL POPULATION



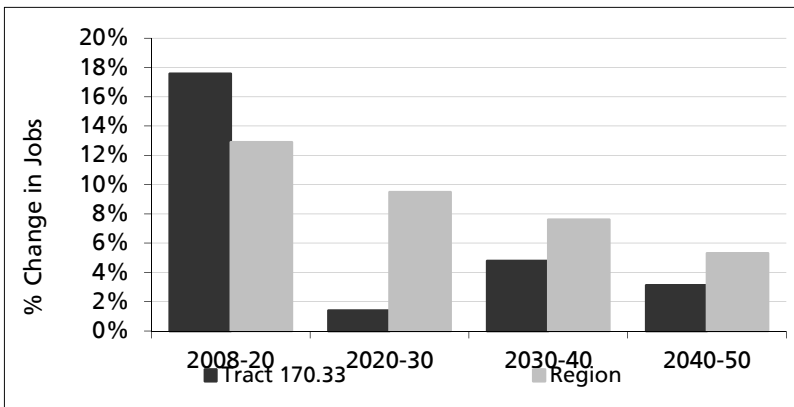
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,567	1,577	1,591	1,591	1,591	24	2%
Civilian Jobs	1,567	1,577	1,591	1,591	1,591	24	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,450	2,450	2,450	2,450	2,450	0	0%
Developed Acres	2,340	2,449	2,450	2,450	2,450	111	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	264	374	374	374	374	110	42%
Multiple Family	23	23	23	23	23	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	12	12	12	12	12	0	0%
Commercial/Services	7	7	8	8	8	1	12%
Office	2	2	2	2	2	0	0%
Schools	106	106	106	106	106	0	0%
Roads and Freeways	110	110	110	110	110	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1,816	1,816	1,816	1,816	1,816	0	0%
Vacant Developable Acres	111	1	0	0	0	-111	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	110	0	0	0	0	-110	-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	1	1	0	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	12.3	12.4	12.4	12.4	12.4	0.1	1%
Residential Density⁴	5.5	5.0	5.0	5.1	5.2	-0.3	-6%

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).