

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 174.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,349	6,973	7,267	7,791	8,059	1,710	27%
Household Population	6,238	6,835	7,079	7,547	7,766	1,528	24%
Group Quarters Population	111	138	188	244	293	182	164%
Civilian	111	138	188	244	293	182	164%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,381	2,536	2,586	2,701	2,759	378	16%
Single Family	2,204	2,219	2,269	2,384	2,442	238	11%
Multiple Family	177	317	317	317	317	140	79%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,303	2,474	2,528	2,642	2,702	399	17%
Single Family	2,126	2,160	2,214	2,328	2,388	262	12%
Multiple Family	177	314	314	314	314	137	77%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	2.4%	2.2%	2.2%	2.1%	-1.2	-36%
Single Family	3.5%	2.7%	2.4%	2.3%	2.2%	-1.3	-37%
Multiple Family	0.0%	0.9%	0.9%	0.9%	0.9%	0.9	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.71	2.76	2.80	2.86	2.87	0.16	6%

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	136	116	96	80	68	-68	-50%
\$15,000-\$29,999	214	192	171	156	140	-74	-35%
\$30,000-\$44,999	287	268	240	218	196	-91	-32%
\$45,000-\$59,999	316	292	267	244	223	-93	-29%
\$60,000-\$74,999	262	262	245	228	211	-51	-19%
\$75,000-\$99,999	390	375	372	362	349	-41	-11%
\$100,000-\$124,999	276	272	275	278	276	0	0%
\$125,000-\$149,999	125	162	167	176	178	53	42%
\$150,000-\$199,999	128	288	310	341	365	237	185%
\$200,000 or more	169	247	385	559	696	527	312%
Total Households	2,303	2,474	2,528	2,642	2,702	399	17%
Median Household Income							
Adjusted for inflation (\$1999)	\$71,365	\$82,133	\$91,465	\$102,968	\$114,855	\$43,490	61%

***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.

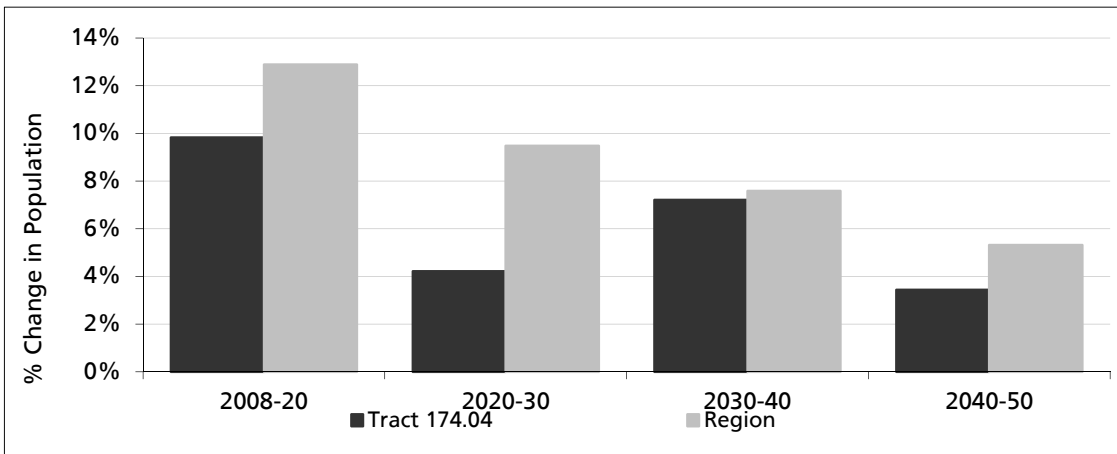
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,349	6,973	7,267	7,791	8,059	1,710	27%
Under 5	262	245	251	259	263	1	0%
5 to 9	324	339	345	370	370	46	14%
10 to 14	355	380	366	401	404	49	14%
15 to 17	257	250	231	259	269	12	5%
18 to 19	154	138	125	126	128	-26	-17%
20 to 24	401	386	427	435	454	53	13%
25 to 29	361	434	439	443	473	112	31%
30 to 34	369	380	357	413	417	48	13%
35 to 39	434	362	440	468	457	23	5%
40 to 44	461	401	447	458	497	36	8%
45 to 49	557	489	416	533	561	4	1%
50 to 54	617	584	514	602	598	-19	-3%
55 to 59	553	673	577	521	666	113	20%
60 to 61	216	286	256	224	294	78	36%
62 to 64	201	340	319	310	321	120	60%
65 to 69	251	467	548	509	459	208	83%
70 to 74	186	350	474	450	414	228	123%
75 to 79	147	194	327	384	325	178	121%
80 to 84	122	125	229	318	294	172	141%
85 and over	121	150	179	308	395	274	226%
Median Age	42.8	46.8	47.5	47.5	47.7	4.9	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,349	6,973	7,267	7,791	8,059	1,710	27%
Hispanic	1,339	1,585	1,716	1,887	1,985	646	48%
Non-Hispanic	5,010	5,388	5,551	5,904	6,074	1,064	21%
White	4,571	4,910	5,059	5,380	5,540	969	21%
Black	41	49	51	54	54	13	32%
American Indian	16	11	8	5	4	-12	-75%
Asian	188	219	232	255	267	79	42%
Hawaiian / Pacific Islander	7	5	4	3	2	-5	-71%
Other	10	6	4	3	2	-8	-80%
Two or More Races	177	188	193	204	205	28	16%

GROWTH TRENDS IN TOTAL POPULATION



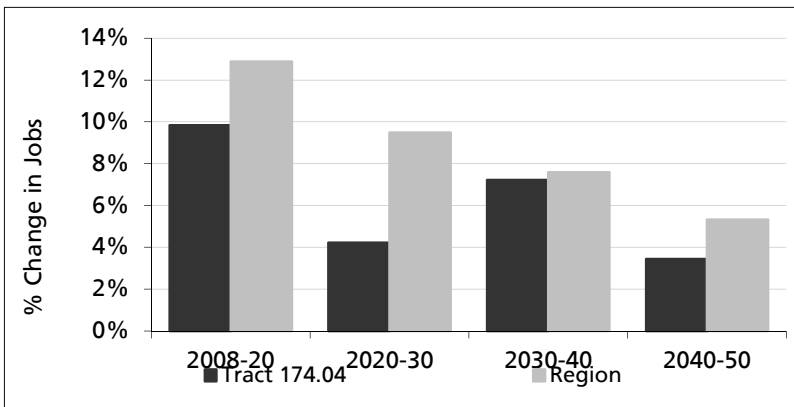
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	949	987	1,134	1,188	1,236	287	30%
Civilian Jobs	949	987	1,134	1,188	1,236	287	30%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,195	1,195	1,195	1,195	1,195	0	0%
Developed Acres	1,100	1,110	1,133	1,178	1,192	91	8%
Low Density Single Family	144	144	160	221	226	82	57%
Single Family	350	358	378	406	420	70	20%
Multiple Family	13	17	17	17	17	4	32%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	4	4	4	0	0%
Commercial/Services	44	44	44	44	44	0	0%
Office	0	0	0	0	0	0	0%
Schools	39	41	48	51	53	14	37%
Roads and Freeways	146	146	146	146	146	0	0%
Agricultural and Extractive ²	82	78	58	10	3	-79	-97%
Parks and Military Use	278	278	278	278	278	0	0%
Vacant Developable Acres	95	85	63	18	4	-91	-96%
Low Density Single Family	49	49	33	4	4	-45	-93%
Single Family	32	24	24	11	0	-31	-99%
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	14	12	6	3	0	-14	-100%
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	11.0	11.1	11.9	12.1	12.2	1.3	12%
Residential Density⁴	4.7	4.9	4.7	4.2	4.2	-0.5	-11%

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).