

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.51



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,976	5,032	5,098	5,223	5,310	334	7%
Household Population	4,944	4,983	5,016	5,105	5,167	223	5%
Group Quarters Population	32	49	82	118	143	111	347%
Civilian	32	49	82	118	143	111	347%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,085	2,088	2,088	2,088	2,088	3	0%
Single Family	1,353	1,356	1,356	1,356	1,356	3	0%
Multiple Family	732	732	732	732	732	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,031	2,023	2,029	2,032	2,035	4	0%
Single Family	1,312	1,322	1,324	1,326	1,329	17	1%
Multiple Family	719	701	705	706	706	-13	-2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.6%	3.1%	2.8%	2.7%	2.5%	-0.1	-4%
Single Family	3.0%	2.5%	2.4%	2.2%	2.0%	-1.0	-33%
Multiple Family	1.8%	4.2%	3.7%	3.6%	3.6%	1.8	100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.43	2.46	2.47	2.51	2.54	0.11	5%

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	114	78	56	40	34	-80	-70%
\$15,000-\$29,999	275	219	183	142	120	-155	-56%
\$30,000-\$44,999	261	222	189	163	147	-114	-44%
\$45,000-\$59,999	253	243	219	190	173	-80	-32%
\$60,000-\$74,999	274	268	256	241	231	-43	-16%
\$75,000-\$99,999	304	302	302	296	291	-13	-4%
\$100,000-\$124,999	212	230	248	251	251	39	18%
\$125,000-\$149,999	125	171	197	214	221	96	77%
\$150,000-\$199,999	81	153	199	255	287	206	254%
\$200,000 or more	132	137	180	240	280	148	112%
Total Households	2,031	2,023	2,029	2,032	2,035	4	0%
Median Household Income							
Adjusted for inflation (\$1999)	\$66,159	\$73,965	\$84,230	\$95,270	\$102,141	\$35,982	54%

***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.

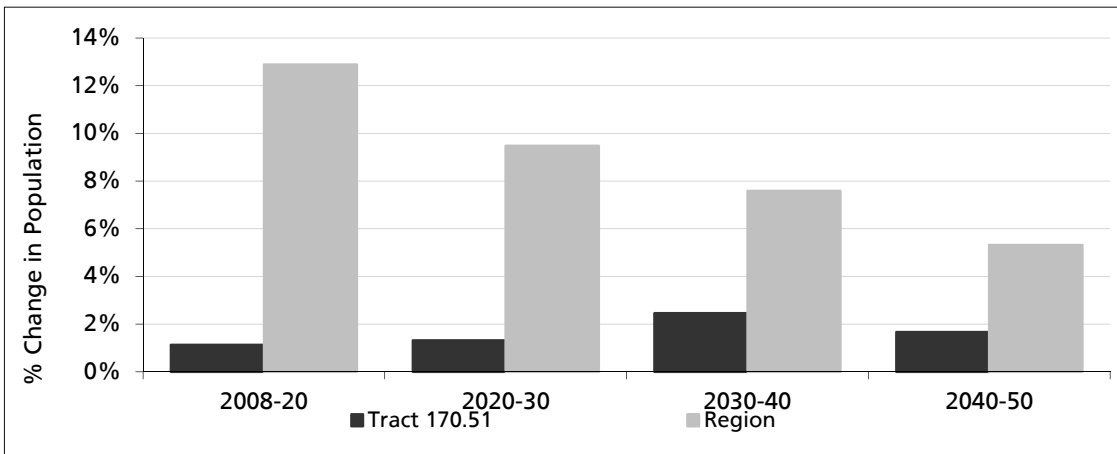
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,976	5,032	5,098	5,223	5,310	334	7%
Under 5	252	221	207	256	235	-17	-7%
5 to 9	246	271	237	259	254	8	3%
10 to 14	261	253	228	222	285	24	9%
15 to 17	133	132	176	199	184	51	38%
18 to 19	86	96	73	77	80	-6	-7%
20 to 24	366	296	315	295	320	-46	-13%
25 to 29	271	289	295	294	302	31	11%
30 to 34	290	279	225	263	275	-15	-5%
35 to 39	368	323	369	379	396	28	8%
40 to 44	372	265	312	260	318	-54	-15%
45 to 49	350	252	204	250	261	-89	-25%
50 to 54	344	280	234	282	271	-73	-21%
55 to 59	370	385	263	213	285	-85	-23%
60 to 61	130	131	120	79	107	-23	-18%
62 to 64	184	223	182	150	162	-22	-12%
65 to 69	257	419	396	343	303	46	18%
70 to 74	219	344	402	357	299	80	37%
75 to 79	164	253	389	386	307	143	87%
80 to 84	188	173	303	376	326	138	73%
85 and over	125	147	168	283	340	215	172%
Median Age	42.9	46.8	47.7	47.2	45.1	2.2	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,976	5,032	5,098	5,223	5,310	334	7%
Hispanic	406	505	562	622	681	275	68%
Non-Hispanic	4,570	4,527	4,536	4,601	4,629	59	1%
White	3,271	3,101	2,998	2,928	2,843	-428	-13%
Black	115	160	174	182	203	88	77%
American Indian	13	20	27	33	29	16	123%
Asian	965	1,012	1,064	1,145	1,205	240	25%
Hawaiian / Pacific Islander	14	43	53	62	70	56	400%
Other	2	0	2	4	3	1	50%
Two or More Races	190	191	218	247	276	86	45%

GROWTH TRENDS IN TOTAL POPULATION



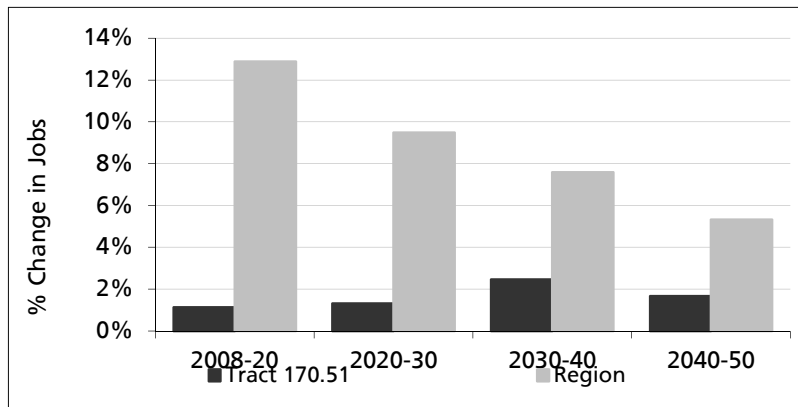
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	801	802	807	810	818	17	2%
Civilian Jobs	801	802	807	810	818	17	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	620	620	620	620	620	0	0%
Developed Acres	617	618	619	620	620	3	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	215	216	216	216	216	0	0%
Multiple Family	57	57	57	57	57	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	0	0	0	0	0	0	0%
Commercial/Services	75	75	76	77	77	3	4%
Office	0	0	0	0	0	0	0%
Schools	83	83	83	83	83	0	0%
Roads and Freeways	119	119	119	119	119	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	69	69	69	69	69	0	0%
Vacant Developable Acres	3	3	1	0	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-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	3	3	1	0	0	-3	-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	5.1	5.1	5.1	5.1	5.1	0.0	0%
Residential Density⁴	7.7	7.7	7.7	7.7	7.7	0.0	0%

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).