

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 167.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,247	7,203	7,275	7,804	7,987	740	10%
Household Population	7,018	6,938	6,920	7,358	7,464	446	6%
Group Quarters Population	229	265	355	446	523	294	128%
Civilian	229	265	355	446	523	294	128%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,789	2,780	2,777	2,777	2,777	-12	0%
Single Family	1,279	1,329	1,326	1,326	1,326	47	4%
Multiple Family	1,450	1,391	1,391	1,391	1,391	-59	-4%
Mobile Homes	60	60	60	60	60	0	0%
Occupied Housing Units	2,611	2,567	2,543	2,665	2,670	59	2%
Single Family	1,198	1,218	1,187	1,301	1,304	106	9%
Multiple Family	1,360	1,314	1,319	1,325	1,327	-33	-2%
Mobile Homes	53	35	37	39	39	-14	-26%
Vacancy Rate	6.4%	7.7%	8.4%	4.0%	3.9%	-2.5	-39%
Single Family	6.3%	8.4%	10.5%	1.9%	1.7%	-4.6	-73%
Multiple Family	6.2%	5.5%	5.2%	4.7%	4.6%	-1.6	-26%
Mobile Homes	11.7%	41.7%	38.3%	35.0%	0.0%	-11.7	-100%
Persons per Household	2.69	2.70	2.72	2.76	2.80	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	407	311	270	238	212	-195	-48%
\$15,000-\$29,999	506	384	340	302	266	-240	-47%
\$30,000-\$44,999	500	473	451	427	393	-107	-21%
\$45,000-\$59,999	388	374	374	363	341	-47	-12%
\$60,000-\$74,999	317	289	284	282	278	-39	-12%
\$75,000-\$99,999	254	296	293	317	317	63	25%
\$100,000-\$124,999	141	235	242	286	291	150	106%
\$125,000-\$149,999	70	144	182	225	230	160	229%
\$150,000-\$199,999	20	55	98	205	287	267	1335%
\$200,000 or more	8	6	9	20	55	47	588%
Total Households	2,611	2,567	2,543	2,665	2,670	59	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$41,775	\$49,632	\$53,443	\$60,133	\$66,637	\$24,862	60%

***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.

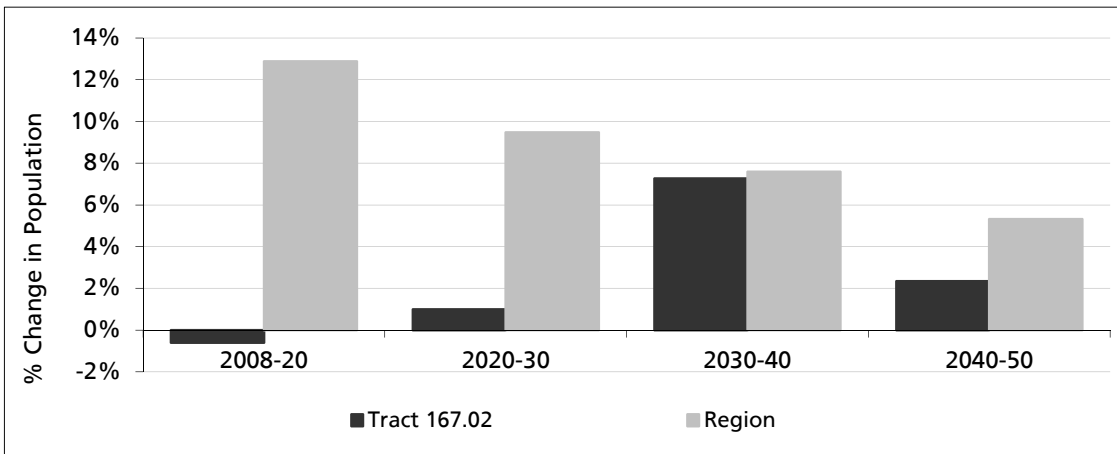
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,247	7,203	7,275	7,804	7,987	740	10%
Under 5	522	487	499	533	546	24	5%
5 to 9	568	539	566	605	602	34	6%
10 to 14	585	590	566	633	639	54	9%
15 to 17	381	366	344	382	394	13	3%
18 to 19	242	210	200	212	217	-25	-10%
20 to 24	532	503	542	559	589	57	11%
25 to 29	465	558	563	570	597	132	28%
30 to 34	553	556	535	615	616	63	11%
35 to 39	558	437	542	588	581	23	4%
40 to 44	542	442	485	492	567	25	5%
45 to 49	560	445	369	485	508	-52	-9%
50 to 54	531	461	392	455	455	-76	-14%
55 to 59	329	382	310	279	356	27	8%
60 to 61	84	101	84	71	91	7	8%
62 to 64	116	179	136	124	126	10	9%
65 to 69	185	318	316	262	221	36	19%
70 to 74	162	282	345	308	276	114	70%
75 to 79	133	155	230	259	207	74	56%
80 to 84	95	81	131	170	145	50	53%
85 and over	104	111	120	202	254	150	144%
Median Age	33.0	33.1	33.3	33.3	33.3	0.3	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,247	7,203	7,275	7,804	7,987	740	10%
Hispanic	1,302	1,536	1,712	1,994	2,174	872	67%
Non-Hispanic	5,945	5,667	5,563	5,810	5,813	-132	-2%
White	5,417	5,092	4,936	5,086	5,024	-393	-7%
Black	117	145	167	201	225	108	92%
American Indian	62	41	24	16	12	-50	-81%
Asian	87	124	160	205	239	152	175%
Hawaiian / Pacific Islander	23	28	30	31	31	8	35%
Other	0	0	0	0	2	2	--
Two or More Races	239	237	246	271	280	41	17%

GROWTH TRENDS IN TOTAL POPULATION



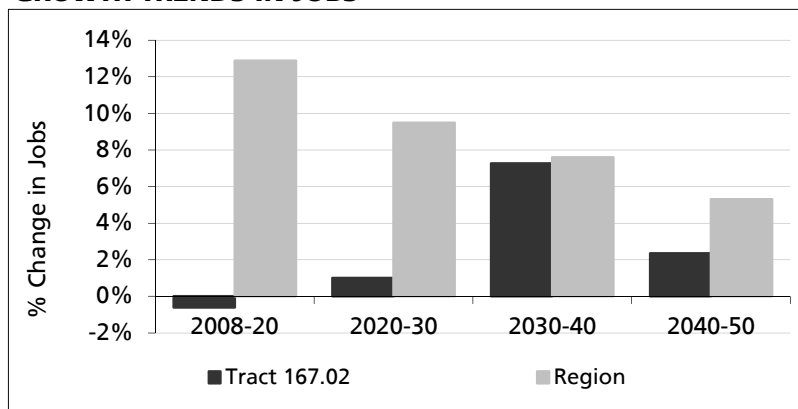
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,952	2,066	2,120	2,128	2,128	176	9%
Civilian Jobs	1,952	2,066	2,120	2,128	2,128	176	9%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	846	846	846	846	846	0	0%
Developed Acres	812	826	827	827	827	15	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	523	527	526	526	526	3	1%
Multiple Family	60	58	58	58	58	-2	-3%
Mobile Homes	5	5	4	4	4	-1	-25%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	14	22	22	22	22	8	55%
Commercial/Services	58	63	66	66	66	7	12%
Office	3	3	3	3	3	0	0%
Schools	29	29	29	29	29	0	0%
Roads and Freeways	113	113	113	113	113	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
Vacant Developable Acres	15	1	0	0	0	-15	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	12	0	0	0	0	-12	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	3	1	0	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	19	19	19	19	19	0	0%
Employment Density³	18.7	17.6	17.7	17.8	17.8	-0.9	-5%
Residential Density⁴	4.7	4.7	4.7	4.7	4.7	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).