

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 169.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,045	7,676	10,296	10,977	11,097	4,052	58%
Household Population	6,969	7,559	10,128	10,749	10,827	3,858	55%
Group Quarters Population	76	117	168	228	270	194	255%
Civilian	76	117	168	228	270	194	255%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,413	2,655	3,546	3,548	3,558	1,145	47%
Single Family	2,017	2,259	2,949	2,951	2,955	938	47%
Multiple Family	0	0	200	200	200	200	0%
Mobile Homes	396	396	397	397	403	7	2%
Occupied Housing Units	2,312	2,482	3,331	3,476	3,487	1,175	51%
Single Family	1,958	2,126	2,775	2,917	2,921	963	49%
Multiple Family	0	0	197	197	197	197	0%
Mobile Homes	354	356	359	362	369	15	4%
Vacancy Rate	4.2%	6.5%	6.1%	2.0%	2.0%	-2.2	-52%
Single Family	2.9%	5.9%	5.9%	1.2%	1.2%	-1.7	-59%
Multiple Family	0.0%	0.0%	1.5%	1.5%	1.5%	1.5	0%
Mobile Homes	10.6%	10.1%	9.6%	8.8%	0.0%	-10.6	-100%
Persons per Household	3.01	3.05	3.04	3.09	3.10	0.09	3%

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	90	74	69	63	58	-32	-36%
\$15,000-\$29,999	317	257	229	205	178	-139	-44%
\$30,000-\$44,999	404	418	409	387	351	-53	-13%
\$45,000-\$59,999	358	353	363	370	351	-7	-2%
\$60,000-\$74,999	362	389	509	506	484	122	34%
\$75,000-\$99,999	396	503	810	895	904	508	128%
\$100,000-\$124,999	195	242	473	527	594	399	205%
\$125,000-\$149,999	79	100	165	178	197	118	149%
\$150,000-\$199,999	90	124	248	259	262	172	191%
\$200,000 or more	21	22	56	86	108	87	414%
Total Households	2,312	2,482	3,331	3,476	3,487	1,175	51%
Median Household Income							
Adjusted for inflation (\$1999)	\$59,455	\$65,360	\$77,670	\$80,782	\$83,891	\$24,436	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.

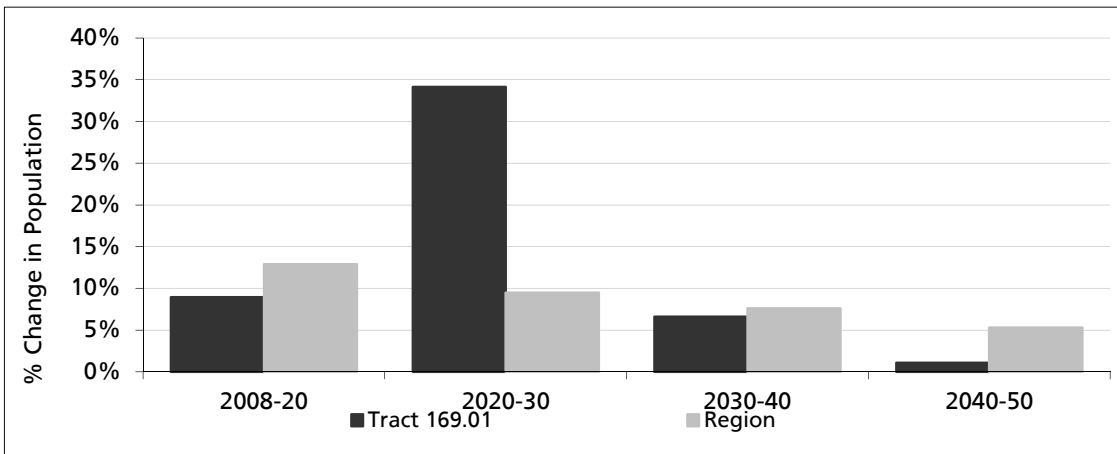
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,045	7,676	10,296	10,977	11,097	4,052	58%
Under 5	396	389	514	526	515	119	30%
5 to 9	479	460	624	652	633	154	32%
10 to 14	572	592	740	792	787	215	38%
15 to 17	274	262	328	359	357	83	30%
18 to 19	208	179	210	214	210	2	1%
20 to 24	408	396	527	522	530	122	30%
25 to 29	325	417	540	533	559	234	72%
30 to 34	409	434	549	610	600	191	47%
35 to 39	453	351	583	600	578	125	28%
40 to 44	431	351	492	498	537	106	25%
45 to 49	489	398	430	549	554	65	13%
50 to 54	560	516	573	655	642	82	15%
55 to 59	474	566	596	526	674	200	42%
60 to 61	196	251	275	232	296	100	51%
62 to 64	224	369	410	391	408	184	82%
65 to 69	312	572	797	711	626	314	101%
70 to 74	248	463	766	728	659	411	166%
75 to 79	240	312	625	756	657	417	174%
80 to 84	181	189	411	591	559	378	209%
85 and over	166	209	306	532	716	550	331%
Median Age	40.0	45.1	45.5	46.7	47.2	7.2	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,045	7,676	10,296	10,977	11,097	4,052	58%
Hispanic	935	1,211	1,791	2,073	2,230	1,295	139%
Non-Hispanic	6,110	6,465	8,505	8,904	8,867	2,757	45%
White	5,400	5,561	7,160	7,315	7,121	1,721	32%
Black	315	428	650	778	869	554	176%
American Indian	45	33	23	17	13	-32	-71%
Asian	101	162	281	363	422	321	318%
Hawaiian / Pacific Islander	16	24	34	39	42	26	163%
Other	5	7	12	14	14	9	180%
Two or More Races	228	250	345	378	386	158	69%

GROWTH TRENDS IN TOTAL POPULATION



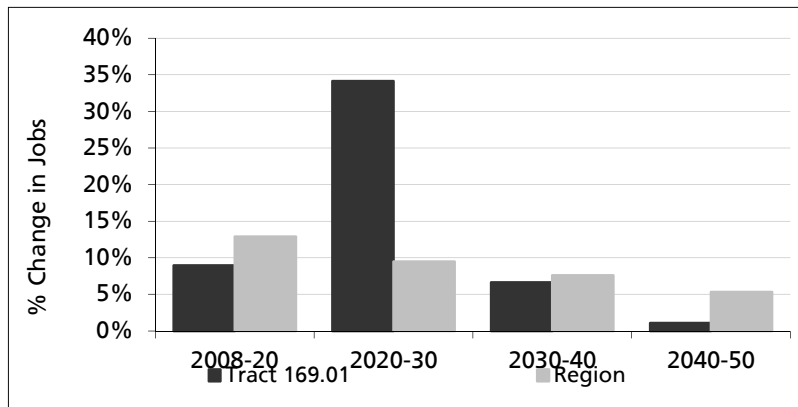
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,711	3,182	4,493	5,385	6,017	3,306	122%
Civilian Jobs	2,711	3,182	4,493	5,385	6,017	3,306	122%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	10,685	10,685	10,685	10,685	10,685	0	0%
Developed Acres	7,003	7,705	9,842	9,986	10,096	3,092	44%
Low Density Single Family	350	1,003	2,522	2,502	2,502	2,152	615%
Single Family	1,587	1,598	1,934	1,936	1,937	350	22%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	64	64	64	64	64	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	61	61	61	61	--
Industrial	128	248	465	632	744	616	482%
Commercial/Services	49	49	52	52	52	4	8%
Office	5	5	5	5	5	0	0%
Schools	16	16	16	16	16	0	0%
Roads and Freeways	291	291	291	291	291	0	0%
Agricultural and Extractive ²	116	33	33	28	25	-91	-78%
Parks and Military Use	4,397	4,397	4,397	4,397	4,397	0	0%
Vacant Developable Acres	3,495	2,793	657	513	402	-3,092	-88%
Low Density Single Family	2,452	1,852	334	334	334	-2,118	-86%
Single Family	352	352	4	2	1	-351	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	61	61	0	0	0	-61	-100%
Industrial	628	526	317	175	66	-562	-89%
Commercial/Services	0	0	0	0	0	0	0%
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	2	2	2	2	2	0	0%
Constrained Acres	186	186	186	186	186	0	0%
Employment Density³	13.7	10.0	7.9	7.3	7.1	-6.6	-48%
Residential Density⁴	1.2	1.0	0.8	0.8	0.8	-0.4	-35%

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).