

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.08



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,642	3,324	4,230	4,345	4,374	1,732	66%
Household Population	2,633	3,303	4,188	4,278	4,291	1,658	63%
Group Quarters Population	9	21	42	67	83	74	822%
Civilian	9	21	42	67	83	74	822%
Military	0	0	0	0	0	0	0%
Total Housing Units	818	1,029	1,293	1,293	1,293	475	58%
Single Family	818	1,029	1,293	1,293	1,293	475	58%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	805	1,009	1,271	1,283	1,283	478	59%
Single Family	805	1,009	1,271	1,283	1,283	478	59%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.6%	1.9%	1.7%	0.8%	0.8%	-0.8	-50%
Single Family	1.6%	1.9%	1.7%	0.8%	0.8%	-0.8	-50%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.27	3.27	3.30	3.33	3.34	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	43	39	37	34	32	-11	-26%
\$15,000-\$29,999	57	42	38	37	35	-22	-39%
\$30,000-\$44,999	87	90	84	78	72	-15	-17%
\$45,000-\$59,999	171	180	182	173	164	-7	-4%
\$60,000-\$74,999	151	159	184	182	178	27	18%
\$75,000-\$99,999	151	201	262	264	264	113	75%
\$100,000-\$124,999	105	159	214	219	221	116	110%
\$125,000-\$149,999	32	85	141	147	149	117	366%
\$150,000-\$199,999	8	44	95	114	133	125	1563%
\$200,000 or more	0	10	34	35	35	35	0%
Total Households	805	1,009	1,271	1,283	1,283	478	59%
Median Household Income							
Adjusted for inflation (\$1999)	\$64,421	\$74,481	\$85,544	\$88,021	\$90,199	\$25,778	40%

***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.

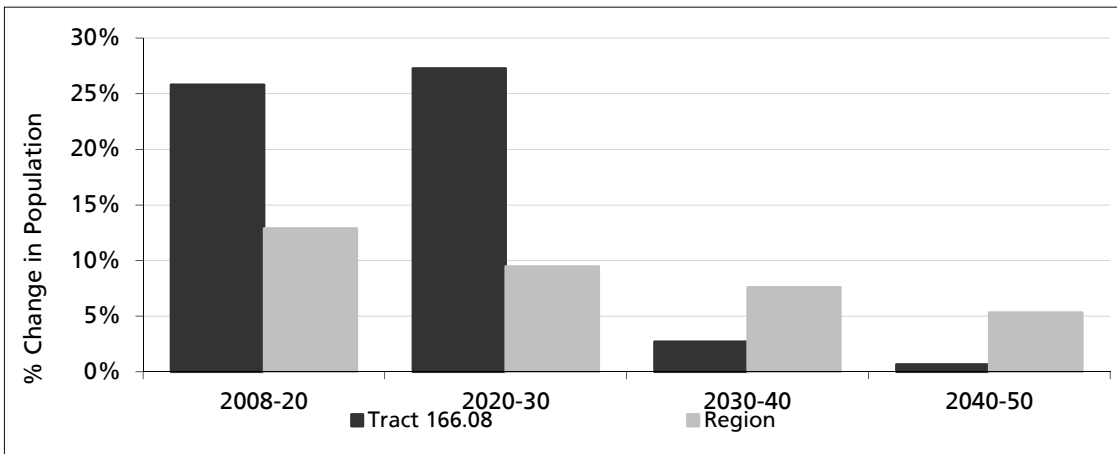
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,642	3,324	4,230	4,345	4,374	1,732	66%
Under 5	210	247	338	330	328	118	56%
5 to 9	161	192	263	270	259	98	61%
10 to 14	157	204	256	275	264	107	68%
15 to 17	137	166	192	211	207	70	51%
18 to 19	86	95	100	105	100	14	16%
20 to 24	241	295	388	384	392	151	63%
25 to 29	182	282	368	362	376	194	107%
30 to 34	105	135	164	186	182	77	73%
35 to 39	179	177	275	286	273	94	53%
40 to 44	198	200	291	289	300	102	52%
45 to 49	262	245	256	339	344	82	31%
50 to 54	224	241	261	292	282	58	26%
55 to 59	182	259	267	226	287	105	58%
60 to 61	76	116	126	102	134	58	76%
62 to 64	75	148	164	146	149	74	99%
65 to 69	69	149	212	179	148	79	114%
70 to 74	45	99	169	163	151	106	236%
75 to 79	14	22	48	56	48	34	243%
80 to 84	16	20	44	62	51	35	219%
85 and over	23	32	48	82	99	76	330%
Median Age	36.2	36.3	35.8	35.9	36.4	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,642	3,324	4,230	4,345	4,374	1,732	66%
Hispanic	264	378	510	546	569	305	116%
Non-Hispanic	2,378	2,946	3,720	3,799	3,805	1,427	60%
White	2,214	2,731	3,442	3,505	3,501	1,287	58%
Black	18	27	34	33	35	17	94%
American Indian	24	22	19	15	13	-11	-46%
Asian	59	87	123	139	149	90	153%
Hawaiian / Pacific Islander	5	5	6	6	6	1	20%
Other	1	1	1	1	1	0	0%
Two or More Races	57	73	95	100	100	43	75%

GROWTH TRENDS IN TOTAL POPULATION



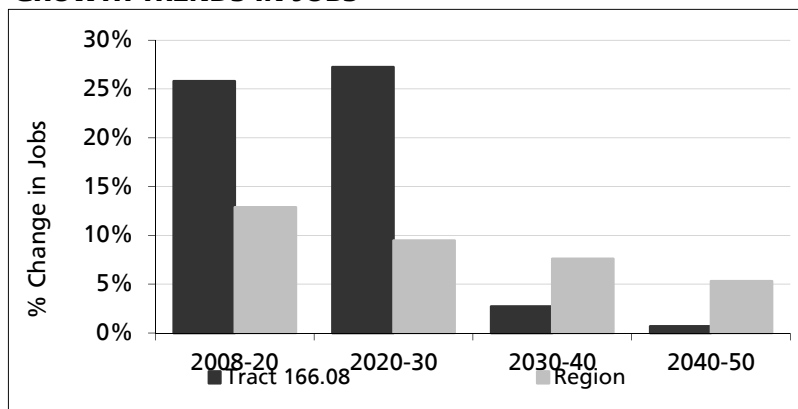
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	311	311	311	311	328	17	5%
Civilian Jobs	311	311	311	311	328	17	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	645	645	645	645	645	0	0%
Developed Acres	304	608	644	644	644	340	112%
Low Density Single Family	33	298	309	309	309	276	835%
Single Family	153	192	217	217	217	64	42%
Multiple Family	0	0	0	0	0	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	5	5	5	5	5	0	0%
Office	5	5	5	5	5	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	48	48	48	48	48	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	60	60	60	60	60	0	0%
Vacant Developable Acres	341	37	1	1	1	-340	-100%
Low Density Single Family	309	11	0	0	0	-309	-100%
Single Family	31	25	0	0	0	-31	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
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	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	29.9	29.9	29.9	29.9	31.5	1.6	5%
Residential Density⁴	4.4	2.1	2.5	2.5	2.5	-1.9	-44%

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).