

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 179.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,747	8,311	9,199	9,406	9,561	2,814	42%
Household Population	6,557	8,138	9,011	9,211	9,362	2,805	43%
Group Quarters Population	190	173	188	195	199	9	5%
Civilian	190	173	188	195	199	9	5%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,054	3,736	4,009	4,022	4,030	976	32%
Single Family	929	1,003	1,025	1,032	1,040	111	12%
Multiple Family	2,100	2,727	2,984	2,990	2,990	890	42%
Mobile Homes	25	6	0	0	0	-25	-100%
Occupied Housing Units	2,639	3,216	3,544	3,563	3,584	945	36%
Single Family	788	802	844	862	873	85	11%
Multiple Family	1,828	2,414	2,700	2,701	2,711	883	48%
Mobile Homes	23	0	0	0	0	-23	-100%
Vacancy Rate	13.6%	13.9%	11.6%	11.4%	11.1%	-2.5	-18%
Single Family	15.2%	20.0%	17.7%	16.5%	16.1%	0.9	6%
Multiple Family	13.0%	11.5%	9.5%	9.7%	9.3%	-3.7	-28%
Mobile Homes	8.0%	100.0%	0.0%	0.0%	0.0%	-8.0	-100%
Persons per Household	2.48	2.53	2.54	2.59	2.61	0.13	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	378	334	274	214	174	-204	-54%
\$15,000-\$29,999	546	519	463	392	337	-209	-38%
\$30,000-\$44,999	503	492	476	431	393	-110	-22%
\$45,000-\$59,999	393	461	475	451	429	36	9%
\$60,000-\$74,999	314	355	380	376	365	51	16%
\$75,000-\$99,999	249	401	476	485	485	236	95%
\$100,000-\$124,999	111	275	359	384	400	289	260%
\$125,000-\$149,999	81	146	235	268	285	204	252%
\$150,000-\$199,999	44	157	248	325	401	357	811%
\$200,000 or more	20	76	158	237	315	295	1475%
Total Households	2,639	3,216	3,544	3,563	3,584	945	36%
Median Household Income							
Adjusted for inflation (\$1999)	\$41,794	\$53,557	\$63,316	\$71,709	\$79,845	\$38,051	91%

***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.

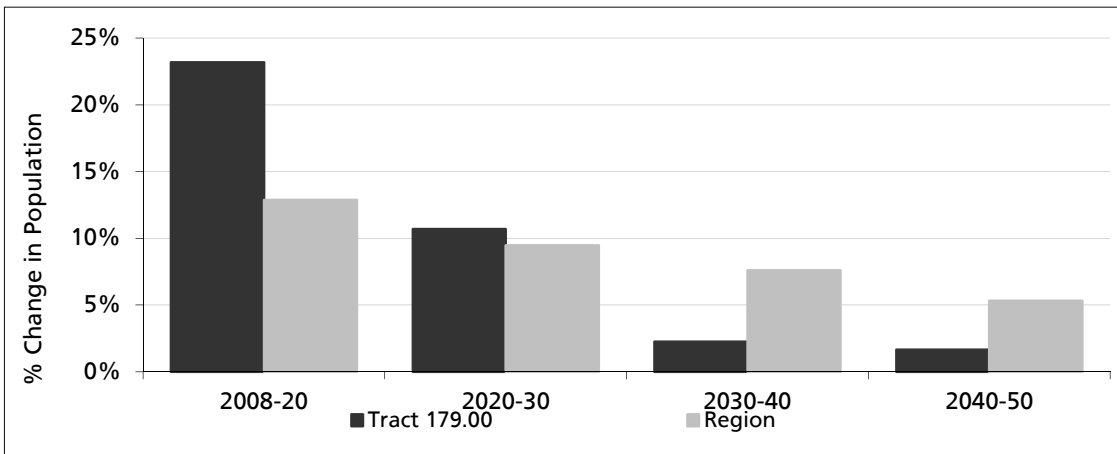
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,747	8,311	9,199	9,406	9,561	2,814	42%
Under 5	467	524	558	550	525	58	12%
5 to 9	353	477	487	492	478	125	35%
10 to 14	414	558	551	547	554	140	34%
15 to 17	275	303	314	301	307	32	12%
18 to 19	185	179	211	190	190	5	3%
20 to 24	424	429	560	528	521	97	23%
25 to 29	574	716	731	741	724	150	26%
30 to 34	670	768	728	821	787	117	17%
35 to 39	739	743	889	870	877	138	19%
40 to 44	543	615	658	597	713	170	31%
45 to 49	532	621	599	678	683	151	28%
50 to 54	395	492	529	545	507	112	28%
55 to 59	322	488	508	449	535	213	66%
60 to 61	101	157	154	128	160	59	58%
62 to 64	124	235	240	237	236	112	90%
65 to 69	151	316	420	400	364	213	141%
70 to 74	110	221	330	345	364	254	231%
75 to 79	110	159	275	315	288	178	162%
80 to 84	101	109	207	270	253	152	150%
85 and over	157	201	250	402	495	338	215%
Median Age	35.1	36.4	37.6	38.1	39.0	3.9	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,747	8,311	9,199	9,406	9,561	2,814	42%
Hispanic	3,625	4,684	5,236	5,446	5,571	1,946	54%
Non-Hispanic	3,122	3,627	3,963	3,960	3,990	868	28%
White	2,708	3,144	3,441	3,440	3,471	763	28%
Black	58	64	63	55	47	-11	-19%
American Indian	29	26	23	19	16	-13	-45%
Asian	140	178	202	212	222	82	59%
Hawaiian / Pacific Islander	36	40	41	41	41	5	14%
Other	3	3	4	4	4	1	33%
Two or More Races	148	172	189	189	189	41	28%

GROWTH TRENDS IN TOTAL POPULATION



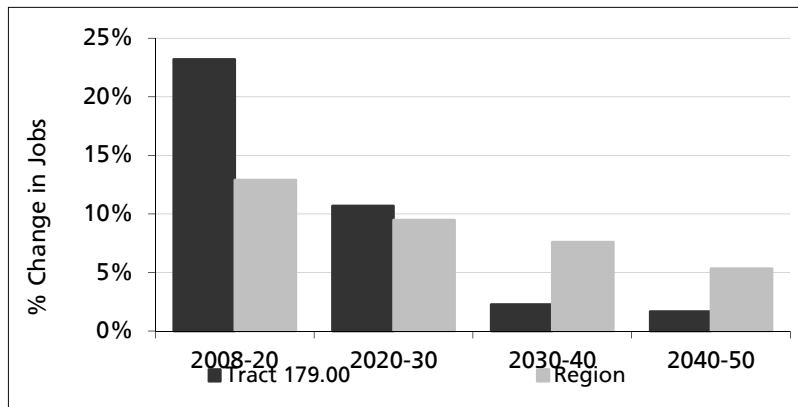
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,412	4,687	4,753	4,753	4,753	341	8%
Civilian Jobs	4,412	4,687	4,753	4,753	4,753	341	8%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	609	609	609	609	609	0	0%
Developed Acres	601	607	608	608	608	7	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	134	128	125	125	125	-9	-6%
Multiple Family	95	101	104	104	104	9	10%
Mobile Homes	1	1	0	0	0	-1	-100%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	35	46	46	46	46	--
Industrial	4	2	2	2	2	-2	-42%
Commercial/Services	55	38	30	30	30	-25	-46%
Office	17	7	6	6	6	-11	-67%
Schools	9	9	9	9	9	0	-3%
Roads and Freeways	160	160	160	160	160	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	120	120	120	120	120	0	0%
Vacant Developable Acres	8	1	0	0	0	-7	-95%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-84%
Multiple Family	2	1	0	0	0	-2	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-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	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	51.6	63.9	68.0	68.0	68.0	16.4	32%
Residential Density⁴	13.0	14.7	15.5	15.6	15.6	2.6	20%

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).