

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 169.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,209	2,219	3,425	3,872	4,006	1,797	81%
Household Population	2,147	2,141	3,321	3,732	3,840	1,693	79%
Group Quarters Population	62	78	104	140	166	104	168%
Civilian	62	78	104	140	166	104	168%
Military	0	0	0	0	0	0	0%
Total Housing Units	717	741	1,117	1,189	1,212	495	69%
Single Family	717	741	1,117	1,189	1,212	495	69%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	698	689	1,053	1,165	1,188	490	70%
Single Family	698	689	1,053	1,165	1,188	490	70%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.6%	7.0%	5.7%	2.0%	2.0%	-0.6	-23%
Single Family	2.6%	7.0%	5.7%	2.0%	2.0%	-0.6	-23%
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	3.08	3.11	3.15	3.20	3.23	0.15	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	82	63	50	48	40	-42	-51%
\$15,000-\$29,999	76	53	50	49	44	-32	-42%
\$30,000-\$44,999	81	99	90	89	81	0	0%
\$45,000-\$59,999	125	119	138	151	142	17	14%
\$60,000-\$74,999	90	98	175	205	197	107	119%
\$75,000-\$99,999	51	74	210	249	270	219	429%
\$100,000-\$124,999	84	82	149	156	167	83	99%
\$125,000-\$149,999	23	32	50	51	55	32	139%
\$150,000-\$199,999	32	35	90	90	96	64	200%
\$200,000 or more	54	34	51	77	96	42	78%
Total Households	698	689	1,053	1,165	1,188	490	70%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,200	\$61,607	\$77,798	\$79,066	\$83,333	\$25,133	43%

***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.

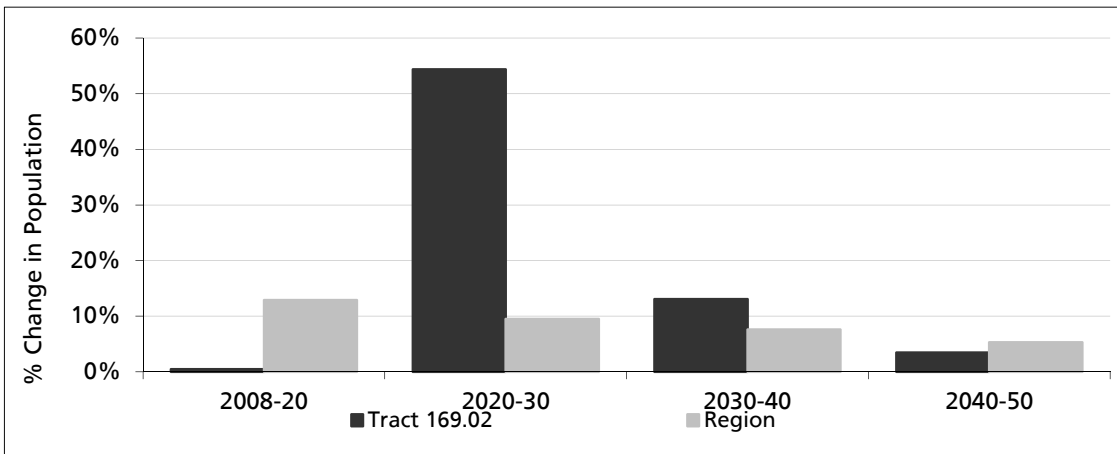
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,209	2,219	3,425	3,872	4,006	1,797	81%
Under 5	114	93	153	159	153	39	34%
5 to 9	112	102	158	173	173	61	54%
10 to 14	136	116	158	171	173	37	27%
15 to 17	91	76	106	119	121	30	33%
18 to 19	46	37	51	57	60	14	30%
20 to 24	139	112	180	192	196	57	41%
25 to 29	104	114	167	170	180	76	73%
30 to 34	70	58	70	80	80	10	14%
35 to 39	103	73	129	142	135	32	31%
40 to 44	139	105	174	181	189	50	36%
45 to 49	214	153	188	255	261	47	22%
50 to 54	194	164	216	256	247	53	27%
55 to 59	153	171	211	196	247	94	61%
60 to 61	55	69	85	76	98	43	78%
62 to 64	93	135	165	166	172	79	85%
65 to 69	125	217	360	350	310	185	148%
70 to 74	90	153	274	270	258	168	187%
75 to 79	81	100	242	302	283	202	249%
80 to 84	68	74	172	257	263	195	287%
85 and over	82	97	166	300	407	325	396%
Median Age	46.2	52.1	54.1	54.6	55.7	9.5	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,209	2,219	3,425	3,872	4,006	1,797	81%
Hispanic	314	394	717	900	1,010	696	222%
Non-Hispanic	1,895	1,825	2,708	2,972	2,996	1,101	58%
White	1,414	1,435	2,266	2,551	2,603	1,189	84%
Black	2	2	3	3	3	1	50%
American Indian	372	267	231	164	119	-253	-68%
Asian	5	6	12	17	19	14	280%
Hawaiian / Pacific Islander	6	8	14	20	23	17	283%
Other	9	13	23	27	28	19	211%
Two or More Races	87	94	159	190	201	114	131%

GROWTH TRENDS IN TOTAL POPULATION



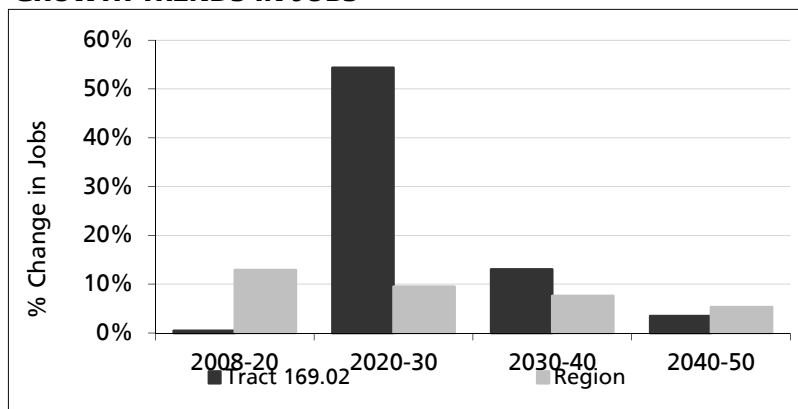
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,979	3,987	4,003	4,003	4,003	24	1%
Civilian Jobs	3,979	3,987	4,003	4,003	4,003	24	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	31,884	31,884	31,884	31,884	31,884	0	0%
Developed Acres	16,248	16,353	18,578	20,759	21,699	5,451	34%
Low Density Single Family	2,916	3,036	5,325	7,546	8,487	5,570	191%
Single Family	194	194	194	194	194	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	20	23	30	30	30	10	51%
Commercial/Services	474	474	474	474	474	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	209	209	209	209	209	0	0%
Agricultural and Extractive ²	970	952	880	840	840	-130	-13%
Parks and Military Use	11,464	11,464	11,464	11,464	11,464	0	0%
Vacant Developable Acres	6,457	6,352	4,127	1,946	1,006	-5,451	-84%
Low Density Single Family	6,454	6,352	4,127	1,946	1,006	-5,448	-84%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	0	0	0	0	-3	-100%
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	9,179	9,179	9,179	9,179	9,179	0	0%
Employment Density³	8.1	8.0	7.9	7.9	7.9	-0.1	-1%
Residential Density⁴	0.2	0.2	0.2	0.2	0.1	-0.1	-39%

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).