

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 171.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,724	11,206	12,799	13,691	14,882	4,158	39%
Household Population	10,716	11,194	12,779	13,660	14,838	4,122	38%
Group Quarters Population	8	12	20	31	44	36	450%
Civilian	8	12	20	31	44	36	450%
Military	0	0	0	0	0	0	0%
Total Housing Units	3,687	3,886	4,349	4,582	4,927	1,240	34%
Single Family	2,914	3,090	3,413	3,646	3,991	1,077	37%
Multiple Family	773	796	936	936	936	163	21%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	3,594	3,759	4,228	4,453	4,798	1,204	34%
Single Family	2,823	2,991	3,321	3,545	3,889	1,066	38%
Multiple Family	771	768	907	908	909	138	18%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.5%	3.3%	2.8%	2.8%	2.6%	0.1	4%
Single Family	3.1%	3.2%	2.7%	2.8%	2.6%	-0.5	-16%
Multiple Family	0.3%	3.5%	3.1%	3.0%	2.9%	2.6	867%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.98	2.98	3.02	3.07	3.09	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	117	110	101	94	92	-25	-21%
\$15,000-\$29,999	151	140	131	122	122	-29	-19%
\$30,000-\$44,999	241	230	223	214	209	-32	-13%
\$45,000-\$59,999	332	328	330	328	330	-2	-1%
\$60,000-\$74,999	210	210	222	229	234	24	11%
\$75,000-\$99,999	429	409	455	468	480	51	12%
\$100,000-\$124,999	407	397	435	454	476	69	17%
\$125,000-\$149,999	322	382	422	447	476	154	48%
\$150,000-\$199,999	512	654	756	800	862	350	68%
\$200,000 or more	873	899	1,153	1,297	1,517	644	74%
Total Households	3,594	3,759	4,228	4,453	4,798	1,204	34%
Median Household Income							
Adjusted for inflation (\$1999)	\$119,472	\$128,632	\$137,855	\$142,757	\$148,950	\$29,478	25%

***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.

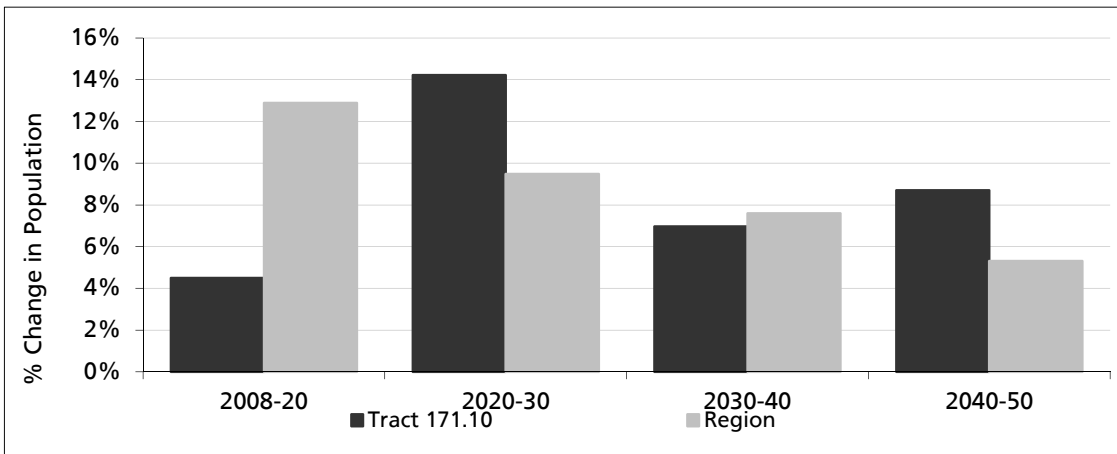
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,724	11,206	12,799	13,691	14,882	4,158	39%
Under 5	712	675	794	815	855	143	20%
5 to 9	564	607	727	792	837	273	48%
10 to 14	817	869	981	1,058	1,083	266	33%
15 to 17	725	593	629	721	760	35	5%
18 to 19	439	459	413	470	498	59	13%
20 to 24	1,056	1,110	1,356	1,317	1,433	377	36%
25 to 29	427	537	598	668	765	338	79%
30 to 34	355	362	444	463	472	117	33%
35 to 39	487	396	558	632	659	172	35%
40 to 44	729	683	845	873	1,010	281	39%
45 to 49	1,085	830	823	1,090	1,222	137	13%
50 to 54	1,213	1,080	1,049	1,240	1,295	82	7%
55 to 59	853	1,017	987	855	1,146	293	34%
60 to 61	262	330	281	262	389	127	48%
62 to 64	223	377	354	311	356	133	60%
65 to 69	224	464	644	525	474	250	112%
70 to 74	185	379	523	495	417	232	125%
75 to 79	82	191	350	367	337	255	311%
80 to 84	144	111	271	363	326	182	126%
85 and over	142	136	172	374	548	406	286%
Median Age	37.7	39.9	39.1	39.3	40.4	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,724	11,206	12,799	13,691	14,882	4,158	39%
Hispanic	820	866	1,048	1,158	1,299	479	58%
Non-Hispanic	9,904	10,340	11,751	12,533	13,583	3,679	37%
White	8,952	9,260	10,513	11,195	12,150	3,198	36%
Black	110	108	125	134	134	24	22%
American Indian	69	45	30	17	13	-56	-81%
Asian	590	664	791	874	956	366	62%
Hawaiian / Pacific Islander	8	6	7	8	13	5	63%
Other	12	7	4	4	2	-10	-83%
Two or More Races	163	250	281	301	315	152	93%

GROWTH TRENDS IN TOTAL POPULATION



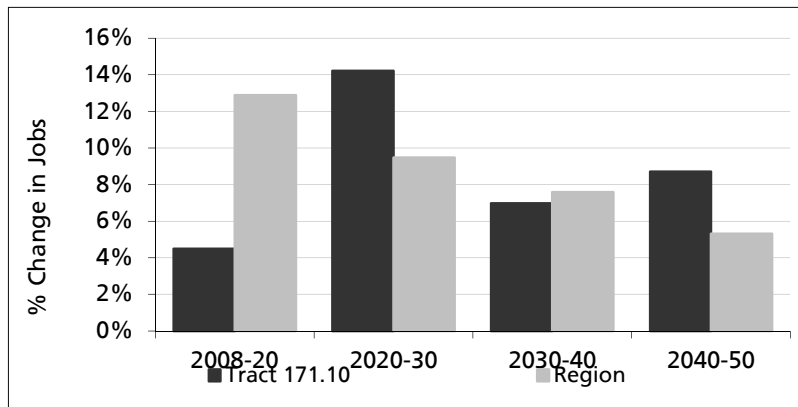
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,053	1,081	1,081	1,083	1,087	34	3%
Civilian Jobs	1,053	1,081	1,081	1,083	1,087	34	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	11,682	11,682	11,682	11,682	11,682	0	0%
Developed Acres	8,572	8,785	10,116	10,563	11,407	2,835	33%
Low Density Single Family	3,273	3,396	4,795	5,270	6,237	2,965	91%
Single Family	628	706	723	726	726	97	16%
Multiple Family	45	45	51	51	51	6	13%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	12	12	12	12	12	--
Industrial	113	113	113	114	114	1	1%
Commercial/Services	267	267	267	267	267	0	0%
Office	3	3	3	3	3	0	0%
Schools	61	61	61	61	61	0	0%
Roads and Freeways	457	457	457	457	457	0	0%
Agricultural and Extractive ²	481	481	391	360	237	-245	-51%
Parks and Military Use	3,244	3,244	3,244	3,244	3,244	0	0%
Vacant Developable Acres	3,002	2,789	1,458	1,011	167	-2,835	-94%
Low Density Single Family	2,862	2,739	1,430	985	142	-2,721	-95%
Single Family	102	24	8	5	5	-96	-95%
Multiple Family	6	6	0	0	0	-6	-100%
Mixed Use	12	0	0	0	0	-12	-100%
Industrial	2	2	2	2	2	-1	-28%
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	18	18	18	18	18	0	0%
Constrained Acres	108	108	108	108	108	0	0%
Employment Density³	2.4	2.4	2.4	2.4	2.4	0.0	2%
Residential Density⁴	0.9	0.9	0.8	0.8	0.7	-0.2	-25%

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).