

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 168.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,071	3,751	3,750	3,850	3,799	-272	-7%
Household Population	4,038	3,701	3,666	3,734	3,657	-381	-9%
Group Quarters Population	33	50	84	116	142	109	330%
Civilian	33	50	84	116	142	109	330%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,458	1,327	1,304	1,238	1,200	-258	-18%
Single Family	773	773	773	773	773	0	0%
Multiple Family	290	290	290	290	290	0	0%
Mobile Homes	395	264	241	175	137	-258	-65%
Occupied Housing Units	1,335	1,217	1,193	1,193	1,158	-177	-13%
Single Family	719	726	712	763	765	46	6%
Multiple Family	274	275	275	277	277	3	1%
Mobile Homes	342	216	206	153	116	-226	-66%
Vacancy Rate	8.4%	8.3%	8.5%	3.6%	3.5%	-4.9	-58%
Single Family	7.0%	6.1%	7.9%	1.3%	1.0%	-6.0	-86%
Multiple Family	5.5%	5.2%	5.2%	4.5%	4.5%	-1.0	-18%
Mobile Homes	13.4%	18.2%	14.5%	12.6%	0.0%	-13.4	-100%
Persons per Household	3.02	3.04	3.07	3.13	3.16	0.14	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	134	93	71	60	50	-84	-63%
\$15,000-\$29,999	261	188	173	155	140	-121	-46%
\$30,000-\$44,999	251	226	213	192	174	-77	-31%
\$45,000-\$59,999	209	180	175	165	155	-54	-26%
\$60,000-\$74,999	146	130	127	130	123	-23	-16%
\$75,000-\$99,999	191	199	197	191	189	-2	-1%
\$100,000-\$124,999	54	85	90	101	99	45	83%
\$125,000-\$149,999	18	46	68	99	99	81	450%
\$150,000-\$199,999	46	58	67	80	102	56	122%
\$200,000 or more	25	12	12	20	27	2	8%
Total Households	1,335	1,217	1,193	1,193	1,158	-177	-13%
Median Household Income							
Adjusted for inflation (\$1999)	\$46,543	\$53,458	\$56,957	\$62,827	\$67,317	\$20,774	45%

***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.

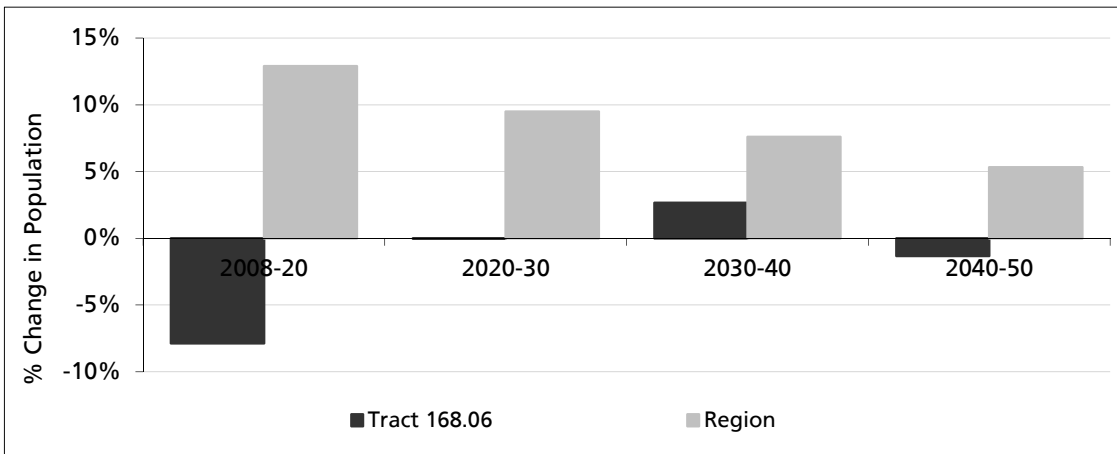
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,071	3,751	3,750	3,850	3,799	-272	-7%
Under 5	267	221	226	237	227	-40	-15%
5 to 9	247	215	218	223	215	-32	-13%
10 to 14	305	277	264	278	269	-36	-12%
15 to 17	195	164	152	162	160	-35	-18%
18 to 19	139	111	94	97	96	-43	-31%
20 to 24	338	297	311	304	303	-35	-10%
25 to 29	318	346	342	327	337	19	6%
30 to 34	240	215	207	229	219	-21	-9%
35 to 39	291	205	248	260	252	-39	-13%
40 to 44	270	209	227	228	253	-17	-6%
45 to 49	316	225	186	241	236	-80	-25%
50 to 54	290	229	195	219	210	-80	-28%
55 to 59	227	245	201	179	225	-2	-1%
60 to 61	81	88	73	61	77	-4	-5%
62 to 64	90	123	99	88	88	-2	-2%
65 to 69	155	238	240	196	168	13	8%
70 to 74	94	146	174	150	125	31	33%
75 to 79	96	102	156	175	141	45	47%
80 to 84	62	48	81	101	81	19	31%
85 and over	50	47	56	95	117	67	134%
Median Age	34.7	35.7	36.2	36.3	36.5	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,071	3,751	3,750	3,850	3,799	-272	-7%
Hispanic	633	694	767	856	901	268	42%
Non-Hispanic	3,438	3,057	2,983	2,994	2,898	-540	-16%
White	3,101	2,703	2,594	2,557	2,432	-669	-22%
Black	126	143	162	186	202	76	60%
American Indian	23	15	8	6	6	-17	-74%
Asian	45	60	76	94	108	63	140%
Hawaiian / Pacific Islander	15	17	19	20	20	5	33%
Other	2	2	2	2	2	0	0%
Two or More Races	126	117	122	129	128	2	2%

GROWTH TRENDS IN TOTAL POPULATION



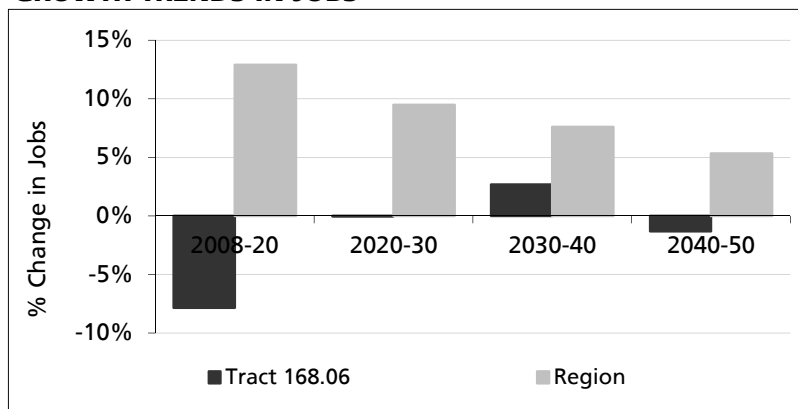
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	484	533	533	533	533	49	10%
Civilian Jobs	484	533	533	533	533	49	10%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	379	379	379	379	379	0	0%
Developed Acres	374	378	378	378	378	4	1%
Low Density Single Family	9	9	9	9	9	0	0%
Single Family	232	232	232	232	232	0	0%
Multiple Family	11	11	11	11	11	0	0%
Mobile Homes	49	49	49	49	49	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	3	3	3	3	2	135%
Commercial/Services	10	12	12	12	12	2	21%
Office	0	0	0	0	0	0	0%
Schools	19	19	19	19	19	0	0%
Roads and Freeways	43	43	43	43	43	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	4	0	0	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	-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	1	1	1	1	1	0	0%
Employment Density³	16.2	15.8	15.8	15.8	15.8	-0.4	-2%
Residential Density⁴	4.8	4.4	4.3	4.1	4.0	-0.9	-18%

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).