

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.53



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,052	3,029	3,146	3,185	3,234	182	6%
Household Population	3,052	3,029	3,146	3,185	3,234	182	6%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	933	938	966	966	966	33	4%
Single Family	933	938	966	966	966	33	4%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	920	922	954	953	954	34	4%
Single Family	920	922	954	953	954	34	4%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.4%	1.7%	1.2%	1.3%	1.2%	-0.2	-14%
Single Family	1.4%	1.7%	1.2%	1.3%	1.2%	-0.2	-14%
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	3.32	3.29	3.30	3.34	3.39	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	28	20	17	14	12	-16	-57%
\$15,000-\$29,999	46	41	35	32	31	-15	-33%
\$30,000-\$44,999	48	45	39	32	27	-21	-44%
\$45,000-\$59,999	58	57	53	51	50	-8	-14%
\$60,000-\$74,999	92	88	86	79	75	-17	-18%
\$75,000-\$99,999	129	128	128	124	123	-6	-5%
\$100,000-\$124,999	134	135	135	135	135	1	1%
\$125,000-\$149,999	110	108	111	111	111	1	1%
\$150,000-\$199,999	126	134	141	139	139	13	10%
\$200,000 or more	149	166	209	236	251	102	68%
Total Households	920	922	954	953	954	34	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$111,007	\$115,185	\$122,037	\$127,140	\$130,405	\$19,398	17%

***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.

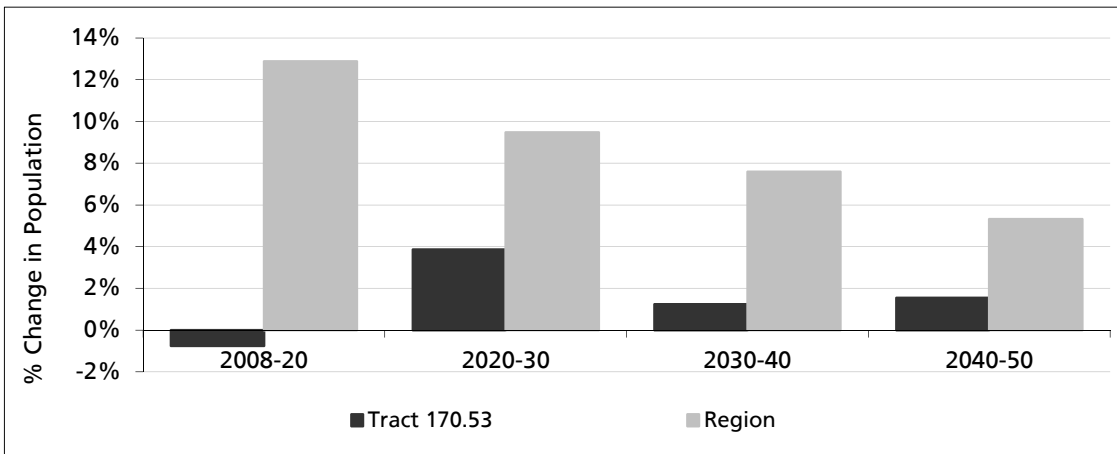
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,052	3,029	3,146	3,185	3,234	182	6%
Under 5	128	121	136	144	113	-15	-12%
5 to 9	197	151	154	153	170	-27	-14%
10 to 14	253	236	222	264	264	11	4%
15 to 17	195	174	176	177	209	14	7%
18 to 19	160	114	114	125	138	-22	-14%
20 to 24	332	334	360	327	292	-40	-12%
25 to 29	169	238	251	227	227	58	34%
30 to 34	98	100	98	115	81	-17	-17%
35 to 39	77	80	76	63	86	9	12%
40 to 44	158	141	172	154	169	11	7%
45 to 49	283	190	176	243	265	-18	-6%
50 to 54	269	204	197	250	223	-46	-17%
55 to 59	212	235	235	197	231	19	9%
60 to 61	83	91	73	69	112	29	35%
62 to 64	100	131	101	76	102	2	2%
65 to 69	136	215	214	162	136	0	0%
70 to 74	93	158	185	153	139	46	49%
75 to 79	35	44	98	92	69	34	97%
80 to 84	21	14	31	59	45	24	114%
85 and over	53	58	77	135	163	110	208%
Median Age	34.7	37.9	39.1	39.8	41.1	6.4	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,052	3,029	3,146	3,185	3,234	182	6%
Hispanic	190	262	322	373	429	239	126%
Non-Hispanic	2,862	2,767	2,824	2,812	2,805	-57	-2%
White	2,413	2,273	2,258	2,185	2,120	-293	-12%
Black	47	52	66	88	96	49	104%
American Indian	5	20	18	12	21	16	320%
Asian	246	272	314	342	364	118	48%
Hawaiian / Pacific Islander	14	21	18	19	23	9	64%
Other	1	1	1	1	2	1	100%
Two or More Races	136	128	149	165	179	43	32%

GROWTH TRENDS IN TOTAL POPULATION



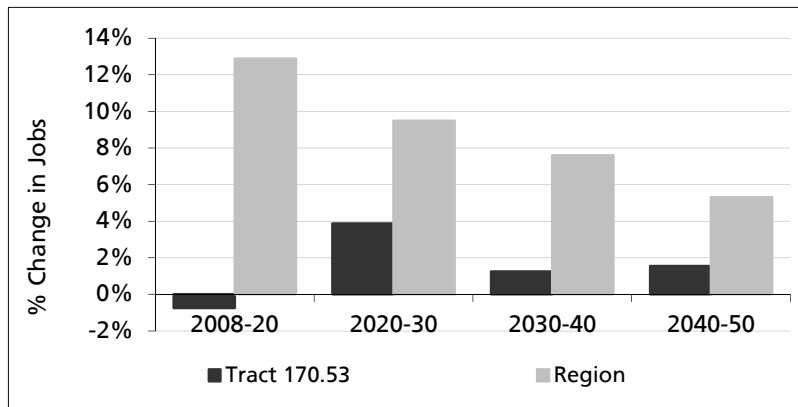
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	588	588	588	588	588	0	0%
Civilian Jobs	588	588	588	588	588	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,113	1,113	1,113	1,113	1,113	0	0%
Developed Acres	1,054	1,078	1,108	1,108	1,108	54	5%
Low Density Single Family	135	159	159	159	159	24	18%
Single Family	718	718	749	749	749	31	4%
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	3	3	3	3	3	0	0%
Office	0	0	0	0	0	0	0%
Schools	61	61	61	61	61	0	0%
Roads and Freeways	109	109	109	109	109	0	0%
Agricultural and Extractive ²	1	1	0	0	0	-1	-100%
Parks and Military Use	26	26	26	26	26	0	0%
Vacant Developable Acres	58	34	4	4	4	-54	-93%
Low Density Single Family	27	3	3	3	3	-24	-87%
Single Family	31	31	1	1	1	-30	-98%
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	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	1	1	1	1	1	0	0%
Employment Density³	9.1	9.1	9.1	9.1	9.1	0.0	0%
Residential Density⁴	1.1	1.1	1.1	1.1	1.1	0.0	-3%

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).