

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 177.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,175	7,988	7,981	7,923	7,921	1,746	28%
Household Population	6,174	7,982	7,965	7,894	7,884	1,710	28%
Group Quarters Population	1	6	16	29	37	36	3600%
Civilian	1	6	16	29	37	36	3600%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,631	3,218	3,246	3,238	3,234	603	23%
Single Family	1,715	1,819	1,832	1,832	1,832	117	7%
Multiple Family	659	1,157	1,175	1,175	1,175	516	78%
Mobile Homes	257	242	239	231	227	-30	-12%
Occupied Housing Units	2,346	3,081	3,115	3,108	3,107	761	32%
Single Family	1,532	1,763	1,775	1,775	1,776	244	16%
Multiple Family	589	1,104	1,127	1,126	1,127	538	91%
Mobile Homes	225	214	213	207	204	-21	-9%
Vacancy Rate	10.8%	4.3%	4.0%	4.0%	3.9%	-6.9	-64%
Single Family	10.7%	3.1%	3.1%	3.1%	3.1%	-7.6	-71%
Multiple Family	10.6%	4.6%	4.1%	4.2%	4.1%	-6.5	-61%
Mobile Homes	12.5%	11.6%	10.9%	10.4%	0.0%	-12.5	-100%
Persons per Household	2.63	2.59	2.56	2.54	2.54	-0.09	-3%

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	218	185	164	133	107	-111	-51%
\$15,000-\$29,999	420	401	383	326	279	-141	-34%
\$30,000-\$44,999	409	415	407	365	326	-83	-20%
\$45,000-\$59,999	365	364	364	342	316	-49	-13%
\$60,000-\$74,999	270	306	309	300	287	17	6%
\$75,000-\$99,999	287	501	500	502	501	214	75%
\$100,000-\$124,999	128	317	332	348	353	225	176%
\$125,000-\$149,999	94	235	269	302	316	222	236%
\$150,000-\$199,999	99	216	242	306	390	291	294%
\$200,000 or more	56	141	145	184	232	176	314%
Total Households	2,346	3,081	3,115	3,108	3,107	761	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$50,178	\$68,603	\$71,626	\$79,382	\$86,901	\$36,723	73%

***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.

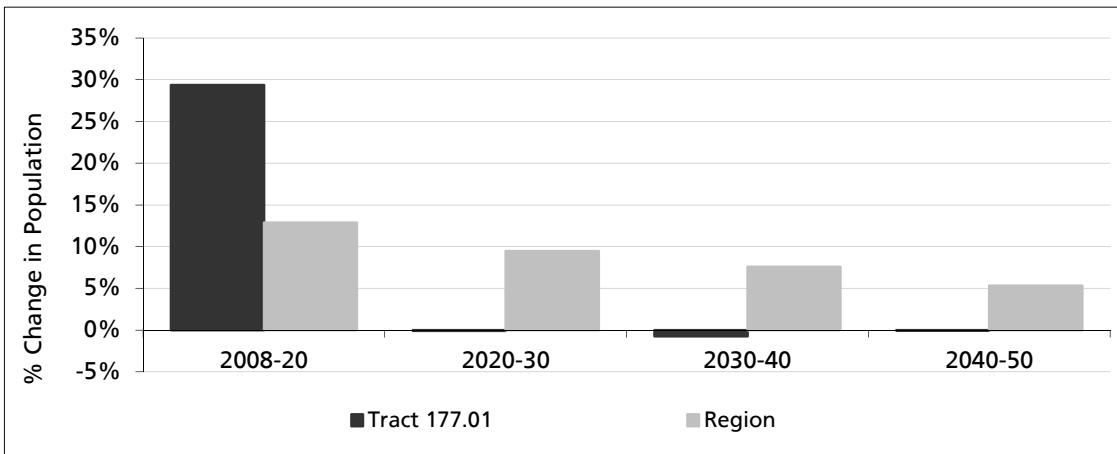
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,175	7,988	7,981	7,923	7,921	1,746	28%
Under 5	430	513	504	478	449	19	4%
5 to 9	350	463	458	445	421	71	20%
10 to 14	357	492	464	450	429	72	20%
15 to 17	233	279	267	251	246	13	6%
18 to 19	176	194	199	180	169	-7	-4%
20 to 24	314	361	415	376	360	46	15%
25 to 29	407	581	567	546	531	124	30%
30 to 34	564	716	651	717	681	117	21%
35 to 39	626	640	754	735	700	74	12%
40 to 44	508	566	595	548	597	89	18%
45 to 49	550	598	499	590	585	35	6%
50 to 54	481	567	489	517	487	6	1%
55 to 59	455	694	586	479	580	125	27%
60 to 61	129	210	192	167	195	66	51%
62 to 64	118	239	207	182	184	66	56%
65 to 69	149	338	385	342	292	143	96%
70 to 74	68	147	189	157	136	68	100%
75 to 79	81	125	204	232	209	128	158%
80 to 84	60	73	132	173	163	103	172%
85 and over	119	192	224	358	507	388	326%
Median Age	37.0	38.1	38.1	38.5	39.8	2.8	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,175	7,988	7,981	7,923	7,921	1,746	28%
Hispanic	2,088	2,882	2,970	3,013	3,054	966	46%
Non-Hispanic	4,087	5,106	5,011	4,910	4,867	780	19%
White	3,810	4,761	4,677	4,584	4,546	736	19%
Black	22	29	28	26	25	3	14%
American Indian	6	4	2	2	1	-5	-83%
Asian	124	167	169	170	173	49	40%
Hawaiian / Pacific Islander	9	7	3	1	0	-9	-100%
Other	8	6	4	4	4	-4	-50%
Two or More Races	108	132	128	123	118	10	9%

GROWTH TRENDS IN TOTAL POPULATION



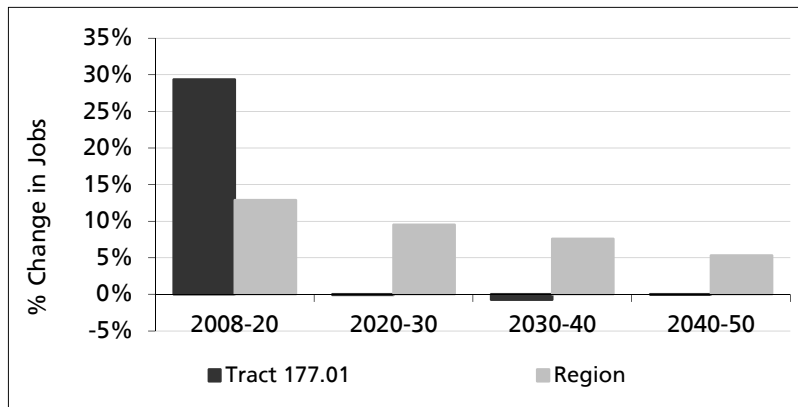
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	540	899	899	899	899	359	66%
Civilian Jobs	540	899	899	899	899	359	66%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	624	624	624	624	624	0	0%
Developed Acres	593	620	622	622	622	29	5%
Low Density Single Family	2	0	0	0	0	-2	-100%
Single Family	271	293	295	295	295	24	9%
Multiple Family	30	41	43	43	43	13	42%
Mobile Homes	9	9	9	9	9	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	11	11	11	11	11	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	12	12	12	12	-3	-19%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	110	110	110	110	110	0	0%
Agricultural and Extractive ²	13	0	0	0	0	-13	-100%
Parks and Military Use	144	144	144	144	144	0	0%
Vacant Developable Acres	31	4	2	2	2	-29	-94%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	14	2	0	0	0	-14	-98%
Multiple Family	8	1	0	0	0	-8	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	7	0	0	0	0	-7	-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	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	36.8	52.6	52.6	52.6	52.6	15.8	43%
Residential Density⁴	8.4	9.2	9.2	9.2	9.2	0.8	9%

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).