

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.12



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,423	7,557	8,089	8,146	8,134	1,711	27%
Household Population	6,423	7,557	8,089	8,146	8,134	1,711	27%
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	1,975	2,366	2,516	2,516	2,516	541	27%
Single Family	1,857	2,248	2,398	2,398	2,398	541	29%
Multiple Family	118	118	118	118	118	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,967	2,334	2,489	2,488	2,489	522	27%
Single Family	1,850	2,221	2,376	2,375	2,376	526	28%
Multiple Family	117	113	113	113	113	-4	-3%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	0.4%	1.4%	1.1%	1.1%	1.1%	0.7	175%
Single Family	0.4%	1.2%	0.9%	1.0%	0.9%	0.5	125%
Multiple Family	0.8%	4.2%	4.2%	4.2%	4.2%	3.4	425%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.27	3.24	3.25	3.27	3.27	0.00	0%

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	85	71	60	51	43	-42	-49%
\$15,000-\$29,999	177	134	113	102	91	-86	-49%
\$30,000-\$44,999	280	281	255	232	201	-79	-28%
\$45,000-\$59,999	310	314	305	287	264	-46	-15%
\$60,000-\$74,999	336	393	401	391	372	36	11%
\$75,000-\$99,999	438	546	586	586	586	148	34%
\$100,000-\$124,999	193	314	361	367	377	184	95%
\$125,000-\$149,999	72	135	198	221	241	169	235%
\$150,000-\$199,999	75	138	193	231	285	210	280%
\$200,000 or more	1	8	17	20	29	28	2800%
Total Households	1,967	2,334	2,489	2,488	2,489	522	27%
Median Household Income							
Adjusted for inflation (\$1999)	\$65,871	\$74,008	\$79,714	\$82,722	\$86,668	\$20,797	32%

***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.

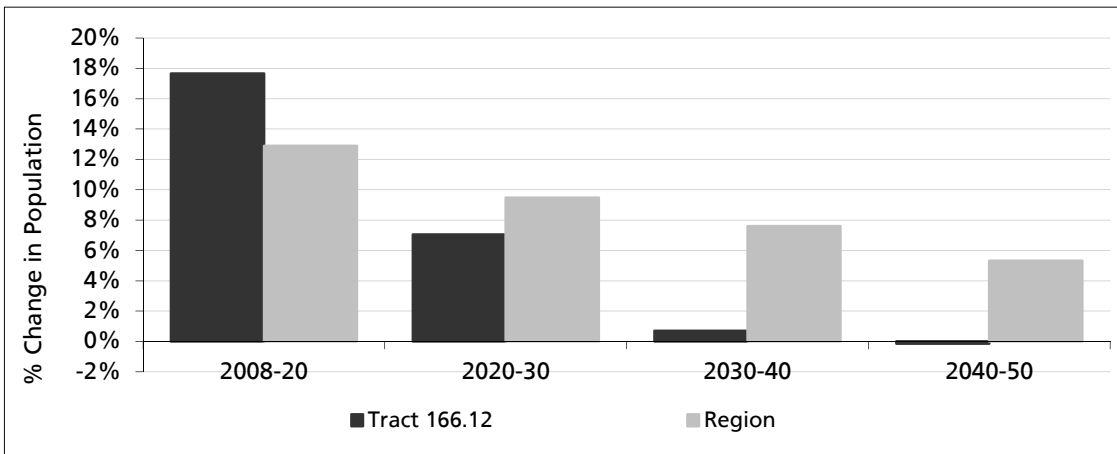
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,423	7,557	8,089	8,146	8,134	1,711	27%
Under 5	334	346	380	368	355	21	6%
5 to 9	340	368	420	427	412	72	21%
10 to 14	471	552	573	599	578	107	23%
15 to 17	324	351	341	367	361	37	11%
18 to 19	250	251	231	232	226	-24	-10%
20 to 24	622	689	746	724	735	113	18%
25 to 29	412	593	644	585	614	202	49%
30 to 34	198	240	253	266	257	59	30%
35 to 39	331	304	397	399	364	33	10%
40 to 44	522	489	584	566	588	66	13%
45 to 49	678	628	555	699	705	27	4%
50 to 54	591	604	552	622	600	9	2%
55 to 59	516	704	635	546	669	153	30%
60 to 61	174	255	242	206	258	84	48%
62 to 64	170	321	307	282	282	112	66%
65 to 69	180	364	441	369	306	126	70%
70 to 74	112	237	343	311	276	164	146%
75 to 79	80	116	204	228	178	98	123%
80 to 84	72	81	161	214	188	116	161%
85 and over	46	64	80	136	182	136	296%
Median Age	38.9	40.9	40.5	40.9	41.4	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,423	7,557	8,089	8,146	8,134	1,711	27%
Hispanic	765	1,022	1,156	1,207	1,244	479	63%
Non-Hispanic	5,658	6,535	6,933	6,939	6,890	1,232	22%
White	5,090	5,843	6,166	6,143	6,076	986	19%
Black	24	32	37	35	37	13	54%
American Indian	36	31	24	19	15	-21	-58%
Asian	177	245	290	316	338	161	91%
Hawaiian / Pacific Islander	37	42	42	40	40	3	8%
Other	16	15	15	15	15	-1	-6%
Two or More Races	278	327	359	371	369	91	33%

GROWTH TRENDS IN TOTAL POPULATION



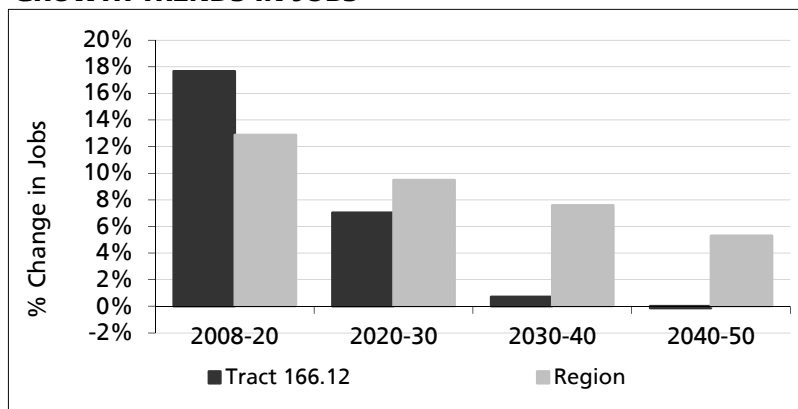
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	330	330	330	330	335	5	2%
Civilian Jobs	330	330	330	330	335	5	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,842	1,842	1,842	1,842	1,842	0	0%
Developed Acres	1,340	1,630	1,781	1,781	1,781	441	33%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	362	652	803	803	803	441	122%
Multiple Family	4	4	4	4	4	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	85	85	85	85	85	0	0%
Commercial/Services	16	16	16	16	16	0	0%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	142	142	142	142	142	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	718	718	718	718	718	0	0%
Vacant Developable Acres	443	153	3	3	2	-441	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	441	151	0	0	0	-441	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	3	3	2	0	-8%
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	58	58	58	58	58	0	0%
Employment Density³	2.9	2.9	2.9	2.9	3.0	0.0	1%
Residential Density⁴	5.4	3.6	3.1	3.1	3.1	-2.3	-42%

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).