

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.40



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,823	4,828	4,870	4,971	5,011	188	4%
Household Population	4,814	4,814	4,853	4,942	4,975	161	3%
Group Quarters Population	9	14	17	29	36	27	300%
Civilian	9	14	17	29	36	27	300%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,423	1,437	1,437	1,437	1,437	14	1%
Single Family	1,335	1,349	1,349	1,349	1,349	14	1%
Multiple Family	88	88	88	88	88	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,406	1,411	1,412	1,412	1,414	8	1%
Single Family	1,321	1,326	1,327	1,327	1,328	7	1%
Multiple Family	85	85	85	85	86	1	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.2%	1.8%	1.7%	1.7%	1.6%	0.4	33%
Single Family	1.0%	1.7%	1.6%	1.6%	1.6%	0.6	60%
Multiple Family	3.4%	3.4%	3.4%	3.4%	2.3%	-1.1	-32%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.42	3.41	3.44	3.50	3.52	0.10	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	32	30	23	13	10	-22	-69%
\$15,000-\$29,999	114	108	95	76	66	-48	-42%
\$30,000-\$44,999	166	161	152	137	124	-42	-25%
\$45,000-\$59,999	165	156	143	124	114	-51	-31%
\$60,000-\$74,999	230	213	207	189	177	-53	-23%
\$75,000-\$99,999	243	241	241	230	222	-21	-9%
\$100,000-\$124,999	167	160	160	160	158	-9	-5%
\$125,000-\$149,999	88	91	91	92	92	4	5%
\$150,000-\$199,999	74	119	128	133	135	61	82%
\$200,000 or more	127	132	172	258	316	189	149%
Total Households	1,406	1,411	1,412	1,412	1,414	8	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$74,739	\$78,890	\$83,921	\$93,152	\$99,324	\$24,585	33%

***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.

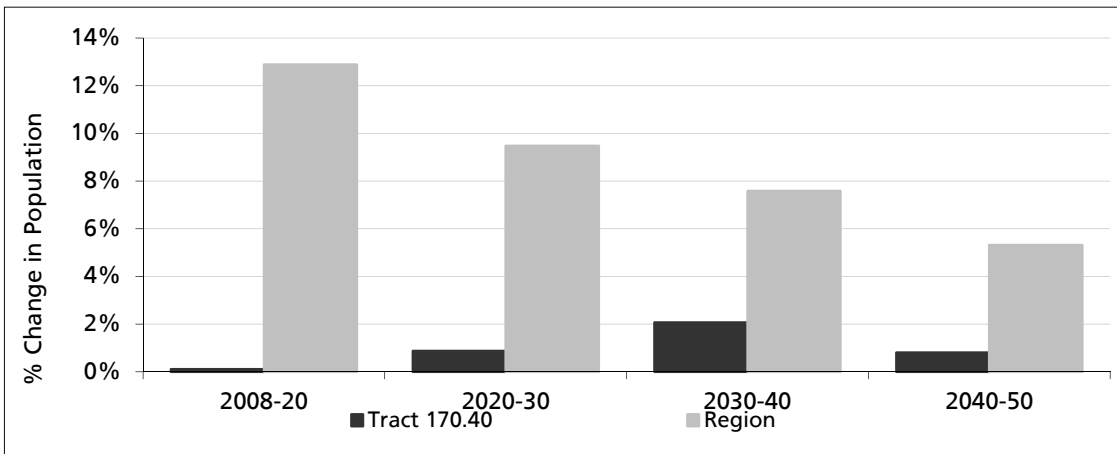
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,823	4,828	4,870	4,971	5,011	188	4%
Under 5	210	191	190	188	180	-30	-14%
5 to 9	241	217	225	229	218	-23	-10%
10 to 14	325	320	303	309	302	-23	-7%
15 to 17	260	247	233	246	246	-14	-5%
18 to 19	178	152	136	136	137	-41	-23%
20 to 24	511	469	498	474	475	-36	-7%
25 to 29	309	348	356	339	353	44	14%
30 to 34	206	208	199	232	226	20	10%
35 to 39	234	193	223	231	231	-3	-1%
40 to 44	313	256	281	274	307	-6	-2%
45 to 49	518	416	360	432	439	-79	-15%
50 to 54	442	383	333	362	350	-92	-21%
55 to 59	405	448	376	334	390	-15	-4%
60 to 61	111	138	128	120	141	30	27%
62 to 64	132	200	174	161	165	33	25%
65 to 69	151	259	299	269	239	88	58%
70 to 74	121	214	287	271	252	131	108%
75 to 79	67	80	136	171	165	98	146%
80 to 84	44	40	76	98	80	36	82%
85 and over	45	49	57	95	115	70	156%
Median Age	38.7	41.3	41.3	41.9	42.2	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,823	4,828	4,870	4,971	5,011	188	4%
Hispanic	651	794	913	1,048	1,164	513	79%
Non-Hispanic	4,172	4,034	3,957	3,923	3,847	-325	-8%
White	3,334	3,089	2,924	2,800	2,661	-673	-20%
Black	53	61	67	75	83	30	57%
American Indian	13	19	22	22	22	9	69%
Asian	616	682	737	793	831	215	35%
Hawaiian / Pacific Islander	17	30	38	45	49	32	188%
Other	11	16	18	20	21	10	91%
Two or More Races	128	137	151	168	180	52	41%

GROWTH TRENDS IN TOTAL POPULATION



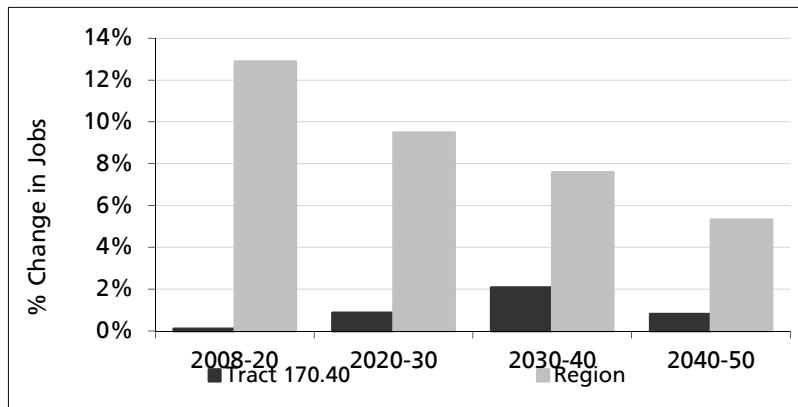
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,260	1,359	1,359	1,359	1,359	99	8%
Civilian Jobs	1,260	1,359	1,359	1,359	1,359	99	8%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	725	725	725	725	725	0	0%
Developed Acres	704	725	725	725	725	21	3%
Low Density Single Family	33	52	52	52	52	19	57%
Single Family	477	478	478	478	478	1	0%
Multiple Family	3	3	3	3	3	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	1	1	1	1	1	0	0%
Commercial/Services	48	48	48	48	48	1	1%
Office	1	1	1	1	1	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	107	107	107	107	107	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	23	0	0%
Vacant Developable Acres	21	0	0	0	0	-21	-100%
Low Density Single Family	19	0	0	0	0	-19	-100%
Single Family	1	0	0	0	0	-1	-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	0%
Commercial/Services	1	0	0	0	0	-1	-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	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	20.7	22.1	22.1	22.1	22.1	1.4	7%
Residential Density⁴	2.8	2.7	2.7	2.7	2.7	-0.1	-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).