

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 178.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,235	2,293	2,494	2,523	2,521	286	13%
Household Population	2,235	2,293	2,494	2,523	2,521	286	13%
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	867	895	954	955	955	88	10%
Single Family	804	831	890	890	890	86	11%
Multiple Family	63	64	64	65	65	2	3%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	783	801	872	873	874	91	12%
Single Family	725	756	824	824	825	100	14%
Multiple Family	58	45	48	49	49	-9	-16%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.7%	10.5%	8.6%	8.6%	8.5%	-1.2	-12%
Single Family	9.8%	9.0%	7.4%	7.4%	7.3%	-2.5	-26%
Multiple Family	7.9%	29.7%	25.0%	24.6%	24.6%	16.7	211%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.85	2.86	2.86	2.89	2.88	0.03	1%

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	55	39	28	21	19	-36	-65%
\$15,000-\$29,999	28	25	20	19	17	-11	-39%
\$30,000-\$44,999	90	85	81	78	76	-14	-16%
\$45,000-\$59,999	140	130	118	106	96	-44	-31%
\$60,000-\$74,999	98	89	83	78	74	-24	-24%
\$75,000-\$99,999	115	116	116	115	111	-4	-3%
\$100,000-\$124,999	86	77	77	77	77	-9	-10%
\$125,000-\$149,999	40	48	61	61	61	21	53%
\$150,000-\$199,999	39	71	93	93	93	54	138%
\$200,000 or more	92	121	195	225	250	158	172%
Total Households	783	801	872	873	874	91	12%
Median Household Income							
Adjusted for inflation (\$1999)	\$72,015	\$82,004	\$97,845	\$106,331	\$114,286	\$42,271	59%

***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.

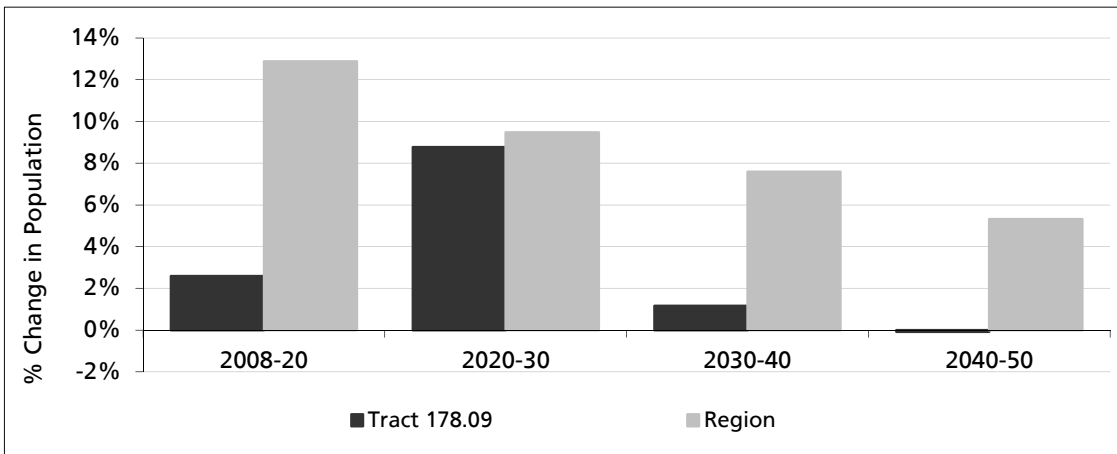
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,235	2,293	2,494	2,523	2,521	286	13%
Under 5	128	122	130	127	120	-8	-6%
5 to 9	75	75	78	76	75	0	0%
10 to 14	90	90	91	91	91	1	1%
15 to 17	98	92	89	92	90	-8	-8%
18 to 19	64	54	52	51	51	-13	-20%
20 to 24	211	197	227	213	212	1	0%
25 to 29	155	179	192	186	188	33	21%
30 to 34	140	139	139	157	150	10	7%
35 to 39	149	121	147	145	144	-5	-3%
40 to 44	120	95	109	106	114	-6	-5%
45 to 49	152	122	112	135	137	-15	-10%
50 to 54	196	170	152	166	159	-37	-19%
55 to 59	202	226	193	160	199	-3	-1%
60 to 61	67	83	78	65	81	14	21%
62 to 64	59	87	74	62	66	7	12%
65 to 69	81	137	157	123	102	21	26%
70 to 74	58	102	145	132	120	62	107%
75 to 79	65	78	135	150	124	59	91%
80 to 84	55	50	98	123	103	48	87%
85 and over	70	74	96	163	195	125	179%
Median Age	40.3	44.1	44.7	45.6	45.9	5.6	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,235	2,293	2,494	2,523	2,521	286	13%
Hispanic	399	446	494	517	522	123	31%
Non-Hispanic	1,836	1,847	2,000	2,006	1,999	163	9%
White	1,717	1,725	1,871	1,878	1,870	153	9%
Black	10	10	10	9	8	-2	-20%
American Indian	12	10	8	6	6	-6	-50%
Asian	58	64	73	75	79	21	36%
Hawaiian / Pacific Islander	3	3	3	3	3	0	0%
Other	12	10	9	8	6	-6	-50%
Two or More Races	24	25	26	27	27	3	13%

GROWTH TRENDS IN TOTAL POPULATION



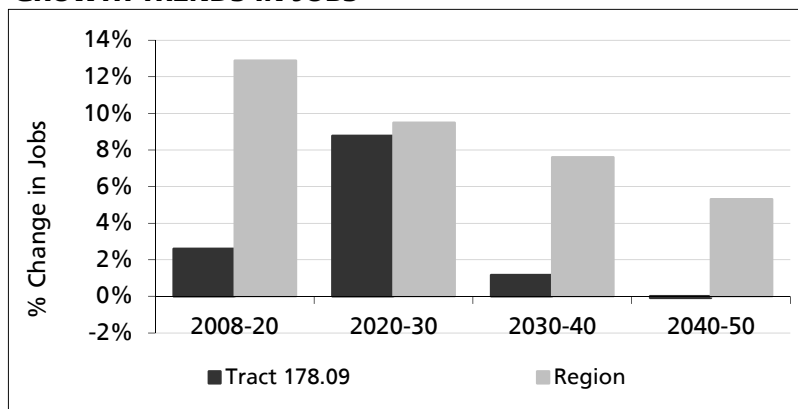
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	606	606	606	612	612	6	1%
Civilian Jobs	606	606	606	612	612	6	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	376	376	376	376	376	0	0%
Developed Acres	362	362	376	376	376	14	4%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	221	221	240	240	240	19	9%
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	0	0	0	0	0	0	0%
Commercial/Services	16	16	16	16	16	0	0%
Office	0	0	0	0	0	0	0%
Schools	37	37	37	37	37	0	0%
Roads and Freeways	70	70	70	70	70	0	0%
Agricultural and Extractive ²	6	6	0	0	0	-6	-100%
Parks and Military Use	8	8	8	8	8	0	0%
Vacant Developable Acres	14	14	0	0	0	-14	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	14	14	0	0	0	-14	-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	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	0	0	0	0	0	0	0%
Employment Density³	11.3	11.3	11.3	11.4	11.4	0.1	1%
Residential Density⁴	3.9	4.0	3.9	3.9	3.9	0.1	1%

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).