

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 168.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,625	5,895	6,626	7,318	7,378	1,753	31%
Household Population	5,625	5,895	6,626	7,318	7,378	1,753	31%
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	2,039	2,107	2,326	2,482	2,489	450	22%
Single Family	1,298	1,366	1,584	1,576	1,576	278	21%
Multiple Family	77	77	77	241	241	164	213%
Mobile Homes	664	664	665	665	672	8	1%
Occupied Housing Units	1,918	1,989	2,205	2,390	2,399	481	25%
Single Family	1,236	1,316	1,529	1,561	1,561	325	26%
Multiple Family	73	64	65	214	214	141	193%
Mobile Homes	609	609	611	615	624	15	2%
Vacancy Rate	5.9%	5.6%	5.2%	3.7%	3.6%	-2.3	-39%
Single Family	4.8%	3.7%	3.5%	1.0%	1.0%	-3.8	-79%
Multiple Family	5.2%	16.9%	15.6%	11.2%	11.2%	6.0	115%
Mobile Homes	8.3%	8.3%	8.1%	7.5%	0.0%	-8.3	-100%
Persons per Household	2.93	2.96	3.00	3.06	3.08	0.15	5%

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	177	137	109	87	78	-99	-56%
\$15,000-\$29,999	280	247	228	207	183	-97	-35%
\$30,000-\$44,999	288	289	274	257	220	-68	-24%
\$45,000-\$59,999	330	312	318	317	293	-37	-11%
\$60,000-\$74,999	308	296	314	334	337	29	9%
\$75,000-\$99,999	297	358	421	489	494	197	66%
\$100,000-\$124,999	128	185	257	315	341	213	166%
\$125,000-\$149,999	71	96	135	160	192	121	170%
\$150,000-\$199,999	35	56	99	128	141	106	303%
\$200,000 or more	4	13	50	96	120	116	2900%
Total Households	1,918	1,989	2,205	2,390	2,399	481	25%
Median Household Income							
Adjusted for inflation (\$1999)	\$54,727	\$60,481	\$68,288	\$74,686	\$79,479	\$24,752	45%

***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.

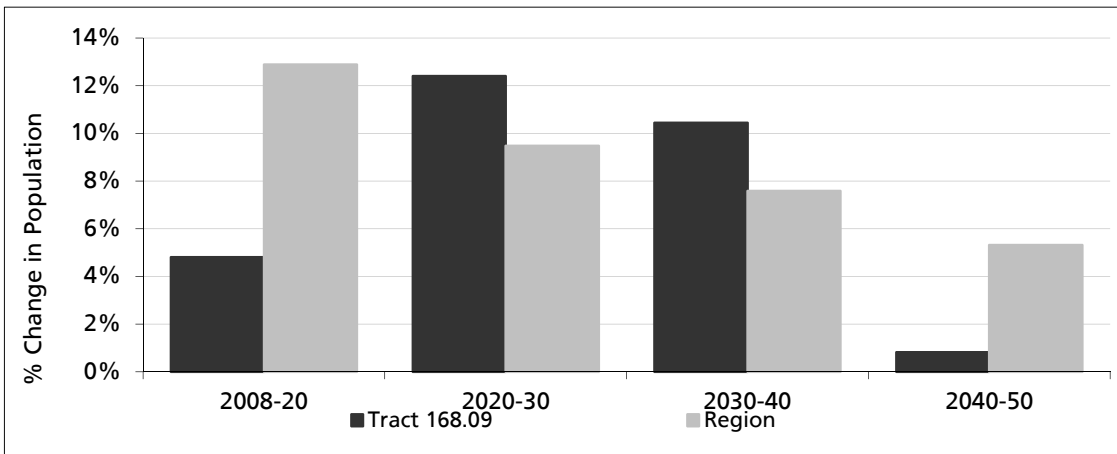
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,625	5,895	6,626	7,318	7,378	1,753	31%
Under 5	359	342	385	423	420	61	17%
5 to 9	381	380	432	478	473	92	24%
10 to 14	367	378	399	452	447	80	22%
15 to 17	248	230	239	270	272	24	10%
18 to 19	160	138	137	147	148	-12	-8%
20 to 24	386	362	427	447	458	72	19%
25 to 29	317	390	427	439	460	143	45%
30 to 34	258	269	291	342	335	77	30%
35 to 39	385	297	402	437	404	19	5%
40 to 44	476	393	469	499	548	72	15%
45 to 49	496	423	400	534	554	58	12%
50 to 54	432	410	404	495	483	51	12%
55 to 59	373	443	412	388	484	111	30%
60 to 61	168	215	217	203	252	84	50%
62 to 64	166	272	273	295	308	142	86%
65 to 69	191	343	400	356	295	104	54%
70 to 74	146	259	350	331	285	139	95%
75 to 79	121	149	248	297	237	116	96%
80 to 84	106	97	178	243	207	101	95%
85 and over	89	105	136	242	308	219	246%
Median Age	39.4	42.1	41.9	42.2	42.5	3.1	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,625	5,895	6,626	7,318	7,378	1,753	31%
Hispanic	917	1,143	1,422	1,709	1,837	920	100%
Non-Hispanic	4,708	4,752	5,204	5,609	5,541	833	18%
White	4,290	4,264	4,612	4,897	4,765	475	11%
Black	94	124	157	195	219	125	133%
American Indian	58	40	25	17	13	-45	-78%
Asian	83	124	177	234	270	187	225%
Hawaiian / Pacific Islander	19	25	29	35	37	18	95%
Other	13	17	20	22	22	9	69%
Two or More Races	151	158	184	209	215	64	42%

GROWTH TRENDS IN TOTAL POPULATION



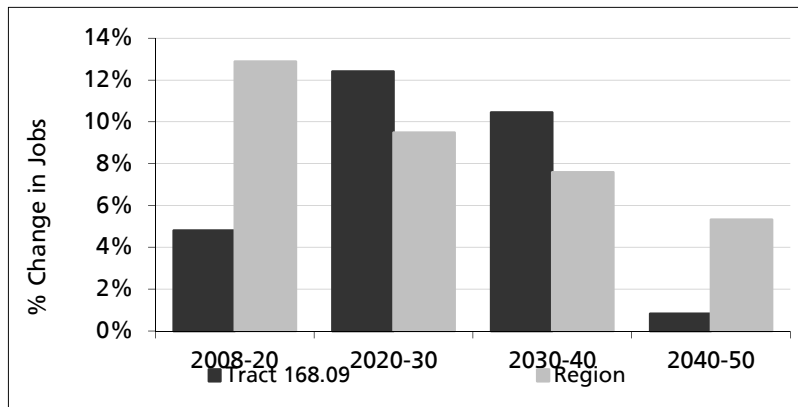
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	980	1,114	1,345	1,352	1,363	383	39%
Civilian Jobs	980	1,114	1,345	1,352	1,363	383	39%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,518	1,518	1,518	1,518	1,518	0	0%
Developed Acres	1,482	1,489	1,501	1,514	1,514	32	2%
Low Density Single Family	61	344	336	327	327	266	437%
Single Family	301	336	338	340	340	39	13%
Multiple Family	5	5	5	26	26	21	446%
Mobile Homes	73	73	73	73	73	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	15	15	20	20	20	6	38%
Commercial/Services	64	70	81	81	81	18	28%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	212	212	212	212	212	0	0%
Agricultural and Extractive ²	323	6	6	2	2	-321	-99%
Parks and Military Use	428	428	428	432	432	4	1%
Vacant Developable Acres	32	25	14	0	0	-32	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	11	8	4	0	0	-11	-99%
Multiple Family	6	6	6	0	0	-6	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	11	8	0	0	0	-11	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	4	4	4	0	0	-4	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	3	3	3	3	3	0	0%
Employment Density³	12.5	13.1	13.2	13.3	13.4	0.9	7%
Residential Density⁴	4.6	2.8	3.1	3.2	3.2	-1.4	-30%

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).