

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.14



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,651	3,832	3,858	3,947	3,986	335	9%
Household Population	3,581	3,746	3,757	3,823	3,850	269	8%
Group Quarters Population	70	86	101	124	136	66	94%
Civilian	70	86	101	124	136	66	94%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,778	1,778	1,778	1,778	1,778	0	0%
Single Family	1,428	1,428	1,428	1,428	1,428	0	0%
Multiple Family	350	350	350	350	350	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,685	1,727	1,732	1,733	1,735	50	3%
Single Family	1,343	1,382	1,387	1,388	1,390	47	3%
Multiple Family	342	345	345	345	345	3	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.2%	2.9%	2.6%	2.5%	2.4%	-2.8	-54%
Single Family	6.0%	3.2%	2.9%	2.8%	2.7%	-3.3	-55%
Multiple Family	2.3%	1.4%	1.4%	1.4%	1.4%	-0.9	-39%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.13	2.17	2.17	2.21	2.22	0.09	4%

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	185	143	115	97	89	-96	-52%
\$15,000-\$29,999	424	322	260	211	188	-236	-56%
\$30,000-\$44,999	386	344	301	261	236	-150	-39%
\$45,000-\$59,999	164	163	153	139	129	-35	-21%
\$60,000-\$74,999	208	206	200	189	181	-27	-13%
\$75,000-\$99,999	152	150	150	145	139	-13	-9%
\$100,000-\$124,999	81	108	117	117	117	36	44%
\$125,000-\$149,999	34	81	96	110	110	76	224%
\$150,000-\$199,999	28	166	218	251	260	232	829%
\$200,000 or more	23	44	122	213	286	263	1143%
Total Households	1,685	1,727	1,732	1,733	1,735	50	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$39,074	\$50,015	\$62,775	\$72,579	\$83,004	\$43,930	112%

***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.

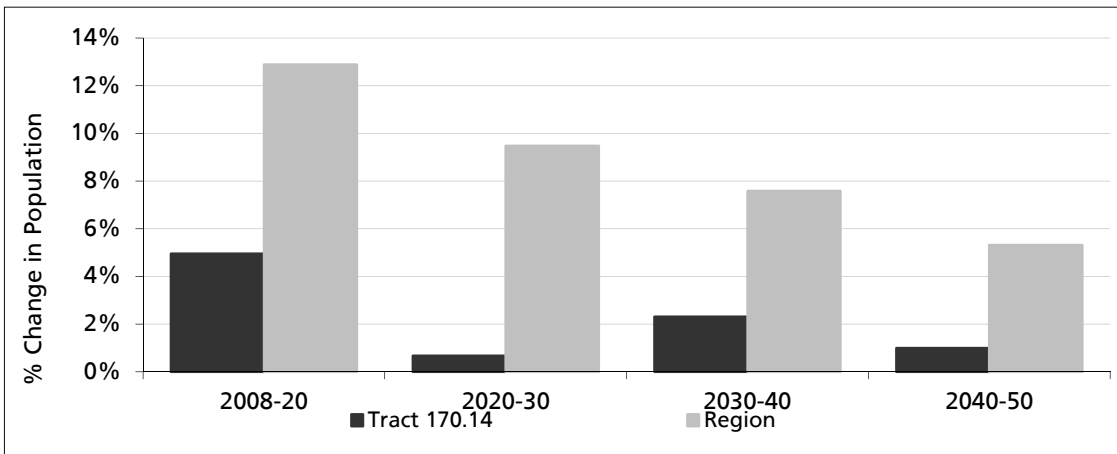
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,651	3,832	3,858	3,947	3,986	335	9%
Under 5	118	108	112	96	98	-20	-17%
5 to 9	161	183	154	157	161	0	0%
10 to 14	101	111	107	120	113	12	12%
15 to 17	41	46	29	28	36	-5	-12%
18 to 19	13	18	24	25	39	26	200%
20 to 24	47	33	40	31	35	-12	-26%
25 to 29	69	52	45	44	44	-25	-36%
30 to 34	109	99	77	76	52	-57	-52%
35 to 39	103	55	52	33	40	-63	-61%
40 to 44	72	54	30	22	40	-32	-44%
45 to 49	62	51	43	63	70	8	13%
50 to 54	24	25	14	21	26	2	8%
55 to 59	44	53	34	36	51	7	16%
60 to 61	52	58	39	28	48	-4	-8%
62 to 64	96	122	83	63	69	-27	-28%
65 to 69	228	336	289	214	191	-37	-16%
70 to 74	420	641	642	470	400	-20	-5%
75 to 79	531	583	772	752	600	69	13%
80 to 84	465	369	501	557	476	11	2%
85 and over	895	835	771	1,111	1,397	502	56%
Median Age	75.6	74.0	75.7	78.0	79.0	3.4	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,651	3,832	3,858	3,947	3,986	335	9%
Hispanic	199	252	280	321	357	158	79%
Non-Hispanic	3,452	3,580	3,578	3,626	3,629	177	5%
White	3,131	3,166	3,110	3,095	3,045	-86	-3%
Black	21	28	35	45	55	34	162%
American Indian	11	13	12	9	6	-5	-45%
Asian	223	263	284	308	334	111	50%
Hawaiian / Pacific Islander	11	29	34	43	43	32	291%
Other	17	28	35	38	43	26	153%
Two or More Races	38	53	68	88	103	65	171%

GROWTH TRENDS IN TOTAL POPULATION



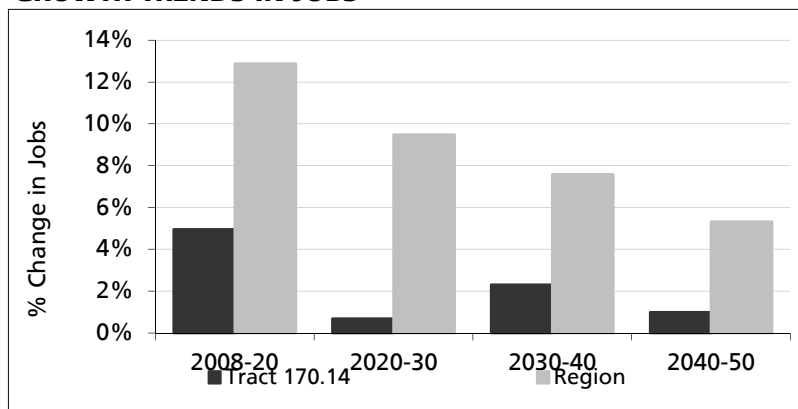
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,199	4,199	4,275	4,302	4,373	174	4%
Civilian Jobs	4,199	4,199	4,275	4,302	4,373	174	4%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	522	522	522	522	522	0	0%
Developed Acres	522	522	522	522	522	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	253	253	253	253	253	0	0%
Multiple Family	10	10	10	10	10	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	62	62	62	62	62	0	0%
Office	41	41	41	41	41	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	152	152	152	152	152	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	40.6	40.6	41.4	41.6	42.3	1.7	4%
Residential Density⁴	6.7	6.7	6.7	6.7	6.7	0.0	0%

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).