

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 166.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,588	6,731	7,086	7,144	7,135	1,547	28%
Household Population	5,588	6,731	7,086	7,144	7,135	1,547	28%
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	1,778	2,169	2,261	2,262	2,262	484	27%
Single Family	1,518	1,909	2,001	2,002	2,002	484	32%
Multiple Family	260	260	260	260	260	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,769	2,142	2,237	2,238	2,239	470	27%
Single Family	1,514	1,888	1,983	1,984	1,985	471	31%
Multiple Family	255	254	254	254	254	-1	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	0.5%	1.2%	1.1%	1.1%	1.0%	0.5	100%
Single Family	0.3%	1.1%	0.9%	0.9%	0.8%	0.5	167%
Multiple Family	1.9%	2.3%	2.3%	2.3%	2.3%	0.4	21%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.16	3.14	3.17	3.19	3.19	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	156	143	129	114	97	-59	-38%
\$15,000-\$29,999	87	81	76	73	67	-20	-23%
\$30,000-\$44,999	228	228	218	210	200	-28	-12%
\$45,000-\$59,999	296	311	308	301	289	-7	-2%
\$60,000-\$74,999	297	342	345	340	326	29	10%
\$75,000-\$99,999	325	416	436	436	436	111	34%
\$100,000-\$124,999	238	358	381	383	388	150	63%
\$125,000-\$149,999	55	117	156	164	175	120	218%
\$150,000-\$199,999	70	126	161	189	225	155	221%
\$200,000 or more	17	20	27	28	36	19	112%
Total Households	1,769	2,142	2,237	2,238	2,239	470	27%
Median Household Income							
Adjusted for inflation (\$1999)	\$65,934	\$73,509	\$77,437	\$79,644	\$83,056	\$17,122	26%

***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.

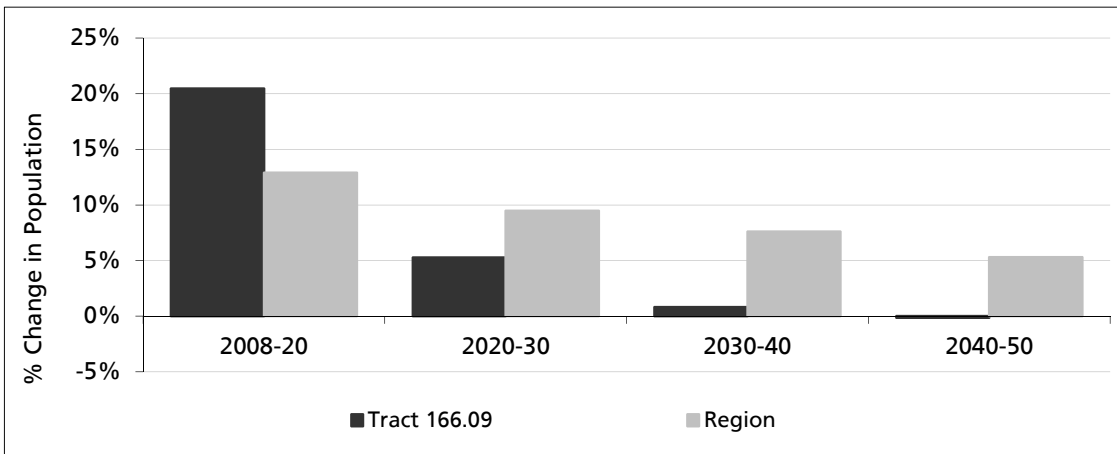
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,588	6,731	7,086	7,144	7,135	1,547	28%
Under 5	303	339	371	360	353	50	17%
5 to 9	306	336	383	385	372	66	22%
10 to 14	417	505	518	545	527	110	26%
15 to 17	300	341	327	358	351	51	17%
18 to 19	244	264	233	238	233	-11	-5%
20 to 24	542	628	677	657	668	126	23%
25 to 29	348	531	573	535	562	214	61%
30 to 34	266	347	366	385	371	105	39%
35 to 39	365	350	467	482	435	70	19%
40 to 44	480	469	556	539	573	93	19%
45 to 49	567	531	461	580	586	19	3%
50 to 54	506	529	474	534	517	11	2%
55 to 59	344	477	427	357	438	94	27%
60 to 61	132	204	199	175	210	78	59%
62 to 64	166	310	277	241	248	82	49%
65 to 69	137	291	348	286	233	96	70%
70 to 74	63	144	210	193	175	112	178%
75 to 79	33	48	84	93	73	40	121%
80 to 84	38	45	82	112	107	69	182%
85 and over	31	42	53	89	103	72	232%
Median Age	35.9	36.1	36.0	36.1	36.5	0.6	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,588	6,731	7,086	7,144	7,135	1,547	28%
Hispanic	653	894	995	1,041	1,076	423	65%
Non-Hispanic	4,935	5,837	6,091	6,103	6,059	1,124	23%
White	4,526	5,316	5,518	5,506	5,447	921	20%
Black	52	72	80	76	79	27	52%
American Indian	29	26	20	17	14	-15	-52%
Asian	134	189	220	241	258	124	93%
Hawaiian / Pacific Islander	6	6	6	6	6	0	0%
Other	1	1	1	1	1	0	0%
Two or More Races	187	227	246	256	254	67	36%

GROWTH TRENDS IN TOTAL POPULATION



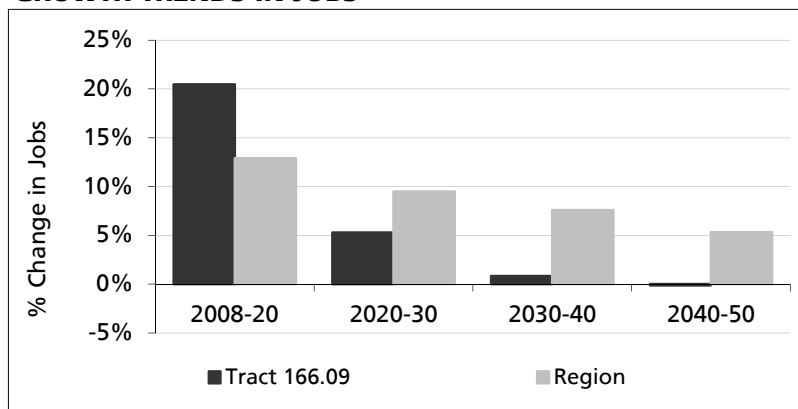
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	231	231	231	231	231	0	0%
Civilian Jobs	231	231	231	231	231	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,042	1,042	1,042	1,042	1,042	0	0%
Developed Acres	661	913	1,038	1,040	1,040	379	57%
Low Density Single Family	20	21	106	107	107	87	442%
Single Family	241	492	533	533	533	292	121%
Multiple Family	12	12	12	12	12	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	7	7	7	7	7	0	0%
Commercial/Services	3	3	3	3	3	0	0%
Office	0	0	0	0	0	0	0%
Schools	17	17	17	17	17	0	0%
Roads and Freeways	83	83	83	83	83	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	277	277	277	277	277	0	0%
Vacant Developable Acres	381	128	3	2	2	-379	-99%
Low Density Single Family	88	87	3	1	1	-87	-98%
Single Family	292	41	0	0	0	-292	-100%
Multiple Family	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	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	8.4	8.4	8.4	8.4	8.4	0.0	0%
Residential Density⁴	6.5	4.1	3.5	3.5	3.5	-3.0	-47%

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).