

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 176.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,638	5,611	5,847	5,969	6,015	1,377	30%
Household Population	4,627	5,595	5,822	5,935	5,971	1,344	29%
Group Quarters Population	11	16	25	34	44	33	300%
Civilian	11	16	25	34	44	33	300%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,998	2,330	2,374	2,374	2,374	376	19%
Single Family	1,440	1,772	1,816	1,816	1,816	376	26%
Multiple Family	558	558	558	558	558	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,956	2,290	2,344	2,344	2,345	389	20%
Single Family	1,408	1,746	1,798	1,798	1,799	391	28%
Multiple Family	548	544	546	546	546	-2	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.1%	1.7%	1.3%	1.3%	1.2%	-0.9	-43%
Single Family	2.2%	1.5%	1.0%	1.0%	0.9%	-1.3	-59%
Multiple Family	1.8%	2.5%	2.2%	2.2%	2.2%	0.4	22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.37	2.44	2.48	2.53	2.55	0.18	8%

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	98	83	64	54	48	-50	-51%
\$15,000-\$29,999	186	163	138	117	102	-84	-45%
\$30,000-\$44,999	172	149	120	95	79	-93	-54%
\$45,000-\$59,999	106	96	84	74	68	-38	-36%
\$60,000-\$74,999	203	207	198	186	172	-31	-15%
\$75,000-\$99,999	310	318	318	314	302	-8	-3%
\$100,000-\$124,999	265	297	302	302	301	36	14%
\$125,000-\$149,999	233	328	338	340	340	107	46%
\$150,000-\$199,999	128	295	373	418	438	310	242%
\$200,000 or more	255	354	409	444	495	240	94%
Total Households	1,956	2,290	2,344	2,344	2,345	389	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$92,177	\$110,859	\$120,695	\$127,206	\$132,390	\$40,213	44%

***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.

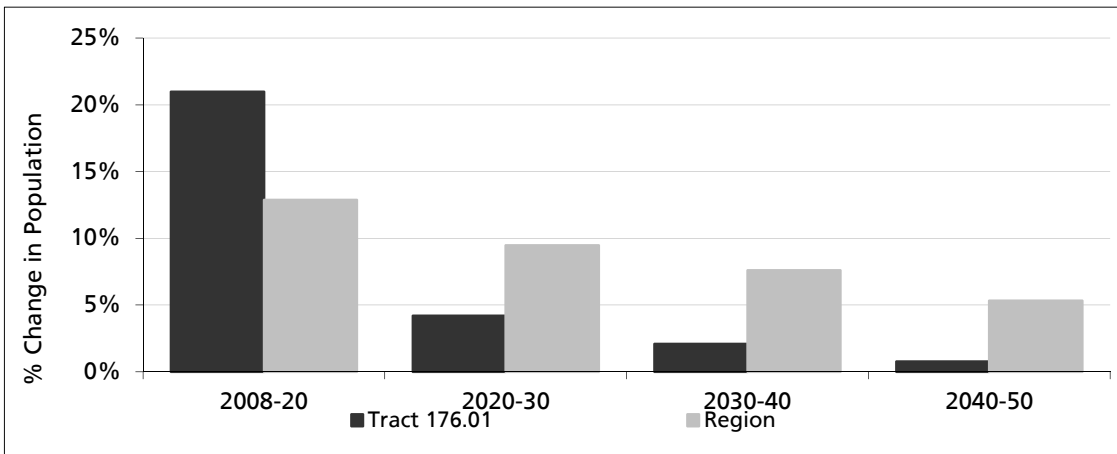
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,638	5,611	5,847	5,969	6,015	1,377	30%
Under 5	160	164	172	165	159	-1	-1%
5 to 9	228	246	264	269	262	34	15%
10 to 14	255	294	288	306	300	45	18%
15 to 17	184	198	188	207	204	20	11%
18 to 19	148	145	129	136	135	-13	-9%
20 to 24	270	300	315	306	312	42	16%
25 to 29	224	310	319	302	319	95	42%
30 to 34	131	148	147	159	155	24	18%
35 to 39	181	152	187	193	181	0	0%
40 to 44	322	287	329	327	345	23	7%
45 to 49	416	374	319	404	412	-4	-1%
50 to 54	482	468	398	462	454	-28	-6%
55 to 59	506	653	542	450	571	65	13%
60 to 61	179	254	224	185	239	60	34%
62 to 64	204	365	324	284	291	87	43%
65 to 69	251	508	586	486	406	155	62%
70 to 74	137	282	383	344	298	161	118%
75 to 79	133	188	321	368	309	176	132%
80 to 84	110	122	222	298	269	159	145%
85 and over	117	153	190	318	394	277	237%
Median Age	47.6	52.0	53.3	52.3	52.5	4.9	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,638	5,611	5,847	5,969	6,015	1,377	30%
Hispanic	460	607	661	695	713	253	55%
Non-Hispanic	4,178	5,004	5,186	5,274	5,302	1,124	27%
White	3,833	4,582	4,745	4,822	4,845	1,012	26%
Black	42	54	58	59	60	18	43%
American Indian	15	12	8	6	5	-10	-67%
Asian	180	234	250	262	269	89	49%
Hawaiian / Pacific Islander	6	9	11	11	12	6	100%
Other	13	8	5	5	4	-9	-69%
Two or More Races	89	105	109	109	107	18	20%

GROWTH TRENDS IN TOTAL POPULATION



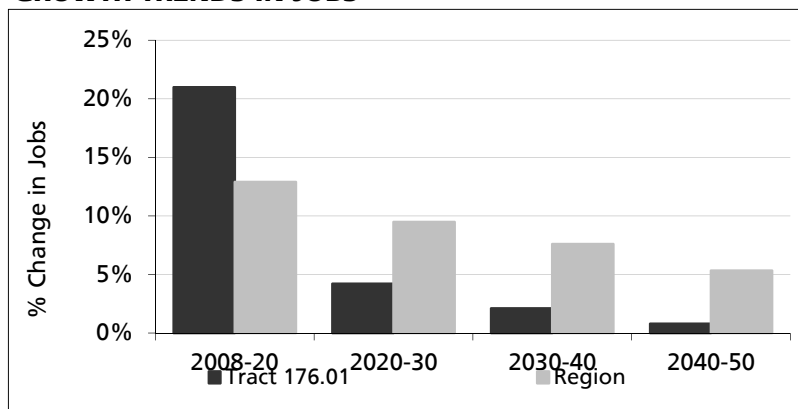
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,868	1,953	1,955	2,304	2,511	643	34%
Civilian Jobs	1,868	1,953	1,955	2,304	2,511	643	34%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,103	2,103	2,103	2,103	2,103	0	0%
Developed Acres	1,909	2,087	2,093	2,098	2,101	192	10%
Low Density Single Family	17	75	75	75	75	58	341%
Single Family	485	659	675	675	675	190	39%
Multiple Family	62	62	62	62	62	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	3	3	3	0	0%
Commercial/Services	143	155	155	155	155	12	8%
Office	0	0	0	5	8	8	--
Schools	10	10	10	10	10	0	0%
Roads and Freeways	260	260	260	260	260	0	0%
Agricultural and Extractive ²	98	33	22	22	22	-76	-78%
Parks and Military Use	825	825	825	825	825	0	0%
Vacant Developable Acres	194	16	10	5	2	-192	-99%
Low Density Single Family	53	1	1	1	1	-52	-98%
Single Family	129	7	1	1	1	-128	-99%
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	4	0	0	0	0	-4	-100%
Office	8	8	8	3	0	-8	-100%
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	12.1	11.7	11.7	13.4	14.4	2.3	19%
Residential Density⁴	3.5	2.9	2.9	2.9	2.9	-0.6	-17%

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).