

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 160.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,415	7,258	10,231	10,307	10,305	7,890	327%
Household Population	2,393	7,232	10,198	10,261	10,250	7,857	328%
Group Quarters Population	22	26	33	46	55	33	150%
Civilian	22	26	33	46	55	33	150%
Military	0	0	0	0	0	0	0%
Total Housing Units	930	2,702	3,696	3,684	3,684	2,754	296%
Single Family	694	569	511	507	507	-187	-27%
Multiple Family	236	2,133	3,185	3,177	3,177	2,941	1246%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	875	2,571	3,579	3,565	3,567	2,692	308%
Single Family	643	537	485	482	484	-159	-25%
Multiple Family	232	2,034	3,094	3,083	3,083	2,851	1229%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.9%	4.8%	3.2%	3.2%	3.2%	-2.7	-46%
Single Family	7.3%	5.6%	5.1%	4.9%	4.5%	-2.8	-38%
Multiple Family	1.7%	4.6%	2.9%	3.0%	3.0%	1.3	76%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.73	2.81	2.85	2.88	2.87	0.14	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	78	72	71	65	54	-24	-31%
\$15,000-\$29,999	142	190	192	182	156	14	10%
\$30,000-\$44,999	166	398	493	487	452	286	172%
\$45,000-\$59,999	137	411	577	576	563	426	311%
\$60,000-\$74,999	139	447	590	588	586	447	322%
\$75,000-\$99,999	116	489	737	739	746	630	543%
\$100,000-\$124,999	73	228	369	378	426	353	484%
\$125,000-\$149,999	18	157	243	242	249	231	1283%
\$150,000-\$199,999	5	145	231	233	258	253	5060%
\$200,000 or more	1	34	76	75	77	76	7600%
Total Households	875	2,571	3,579	3,565	3,567	2,692	308%
Median Household Income							
Adjusted for inflation (\$1999)	\$50,639	\$67,198	\$71,606	\$72,054	\$74,296	\$23,657	47%

***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.

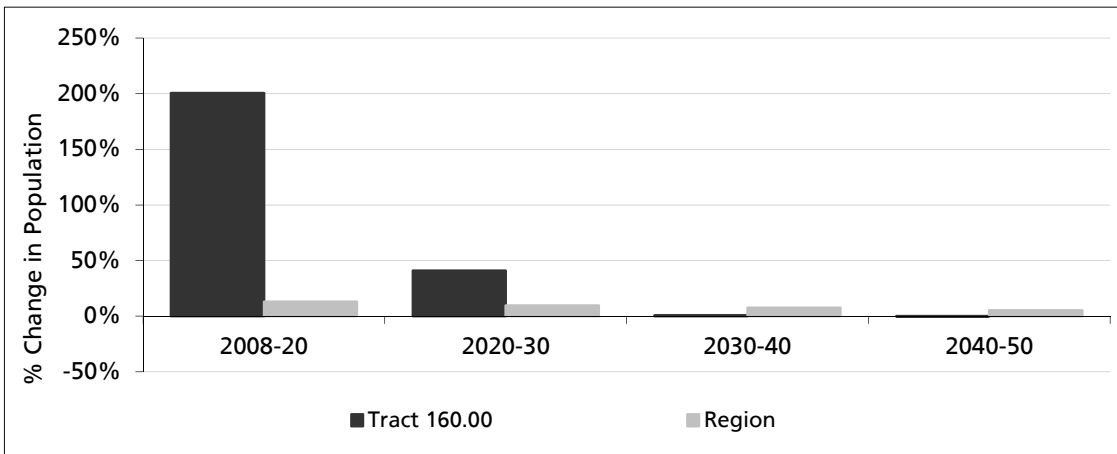
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,415	7,258	10,231	10,307	10,305	7,890	327%
Under 5	91	265	353	337	318	227	249%
5 to 9	162	489	661	645	627	465	287%
10 to 14	163	492	644	646	635	472	290%
15 to 17	95	262	340	341	342	247	260%
18 to 19	72	196	260	263	275	203	282%
20 to 24	189	543	847	825	844	655	347%
25 to 29	164	580	767	712	715	551	336%
30 to 34	123	368	473	490	490	367	298%
35 to 39	135	319	505	494	473	338	250%
40 to 44	192	504	747	707	780	588	306%
45 to 49	239	564	633	745	733	494	207%
50 to 54	196	530	674	713	688	492	251%
55 to 59	170	549	628	522	614	444	261%
60 to 61	51	175	214	180	213	162	318%
62 to 64	49	219	282	275	273	224	457%
65 to 69	74	373	605	562	499	425	574%
70 to 74	58	270	482	462	451	393	678%
75 to 79	72	239	512	598	565	493	685%
80 to 84	66	169	375	451	383	317	480%
85 and over	54	152	229	339	387	333	617%
Median Age	40.4	41.1	41.8	42.8	42.8	2.4	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,415	7,258	10,231	10,307	10,305	7,890	327%
Hispanic	565	2,152	3,506	4,022	4,583	4,018	711%
Non-Hispanic	1,850	5,106	6,725	6,285	5,722	3,872	209%
White	1,592	4,186	5,304	4,713	3,990	2,398	151%
Black	88	344	543	610	698	610	693%
American Indian	17	48	55	47	42	25	147%
Asian	40	165	283	342	394	354	885%
Hawaiian / Pacific Islander	14	56	85	92	98	84	600%
Other	14	47	68	72	75	61	436%
Two or More Races	85	260	387	409	425	340	400%

GROWTH TRENDS IN TOTAL POPULATION



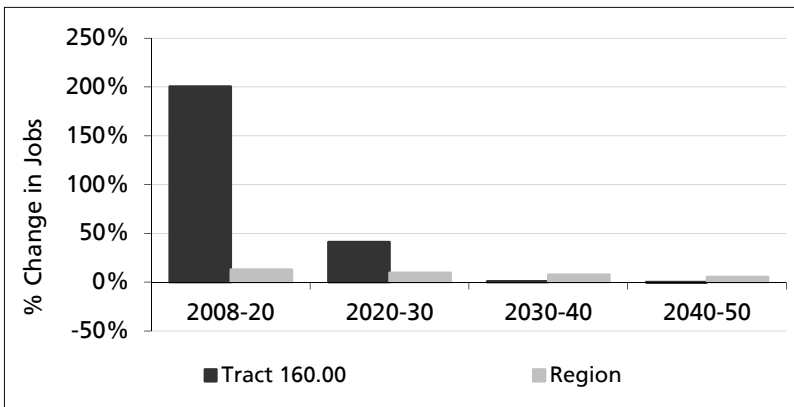
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,998	4,529	7,429	8,335	8,362	5,364	179%
Civilian Jobs	2,998	4,529	7,429	8,335	8,362	5,364	179%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	473	473	473	473	473	0	0%
Developed Acres	469	471	473	473	473	4	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	155	138	131	131	131	-24	-15%
Multiple Family	12	27	35	35	35	23	192%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	19	30	30	30	30	--
Industrial	37	20	7	4	4	-32	-88%
Commercial/Services	47	35	23	23	23	-25	-52%
Office	4	12	26	29	29	26	703%
Schools	45	45	45	45	45	0	0%
Roads and Freeways	140	146	146	146	146	6	4%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	30	0	0%
Vacant Developable Acres	4	1	0	0	0	-4	-95%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	1	0	0	0	-2	-100%
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	22.7	37.3	64.5	72.0	72.2	49.6	219%
Residential Density⁴	5.6	15.5	20.4	20.4	20.4	14.8	265%

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).