

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.44



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,327	5,582	5,682	5,793	5,833	506	9%
Household Population	5,327	5,582	5,682	5,793	5,833	506	9%
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	1,899	1,966	1,966	1,966	1,966	67	4%
Single Family	1,263	1,330	1,330	1,330	1,330	67	5%
Multiple Family	636	636	636	636	636	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,844	1,907	1,916	1,918	1,919	75	4%
Single Family	1,228	1,288	1,295	1,296	1,297	69	6%
Multiple Family	616	619	621	622	622	6	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.9%	3.0%	2.5%	2.4%	2.4%	-0.5	-17%
Single Family	2.8%	3.2%	2.6%	2.6%	2.5%	-0.3	-11%
Multiple Family	3.1%	2.7%	2.4%	2.2%	2.2%	-0.9	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.89	2.93	2.97	3.02	3.04	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	12	7	5	3	3	-9	-75%
\$15,000-\$29,999	60	38	28	22	20	-40	-67%
\$30,000-\$44,999	101	102	82	70	64	-37	-37%
\$45,000-\$59,999	208	195	163	146	136	-72	-35%
\$60,000-\$74,999	235	172	151	139	131	-104	-44%
\$75,000-\$99,999	381	364	337	316	304	-77	-20%
\$100,000-\$124,999	306	273	273	269	264	-42	-14%
\$125,000-\$149,999	211	269	279	284	286	75	36%
\$150,000-\$199,999	176	301	357	387	409	233	132%
\$200,000 or more	154	186	241	282	302	148	96%
Total Households	1,844	1,907	1,916	1,918	1,919	75	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$95,079	\$106,914	\$117,582	\$124,442	\$128,278	\$33,199	35%

***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.

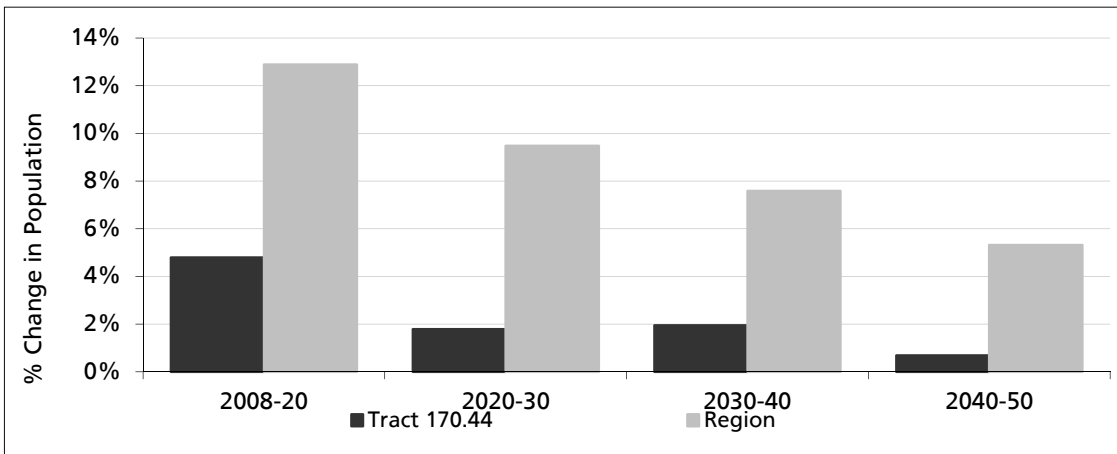
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,327	5,582	5,682	5,793	5,833	506	9%
Under 5	443	445	448	439	421	-22	-5%
5 to 9	492	533	540	524	505	13	3%
10 to 14	500	567	540	531	514	14	3%
15 to 17	235	243	229	231	227	-8	-3%
18 to 19	160	145	137	131	126	-34	-21%
20 to 24	216	226	222	200	196	-20	-9%
25 to 29	140	170	170	151	152	12	9%
30 to 34	178	204	195	205	189	11	6%
35 to 39	556	478	562	557	541	-15	-3%
40 to 44	674	599	659	620	653	-21	-3%
45 to 49	645	572	496	572	580	-65	-10%
50 to 54	453	444	394	423	410	-43	-9%
55 to 59	240	326	288	264	314	74	31%
60 to 61	89	132	126	121	142	53	60%
62 to 64	67	124	125	121	126	59	88%
65 to 69	62	124	166	176	172	110	177%
70 to 74	48	84	121	134	134	86	179%
75 to 79	49	67	122	171	174	125	255%
80 to 84	42	48	80	115	116	74	176%
85 and over	38	51	62	107	141	103	271%
Median Age	37.7	37.7	38.2	39.3	40.3	2.6	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,327	5,582	5,682	5,793	5,833	506	9%
Hispanic	407	518	602	690	764	357	88%
Non-Hispanic	4,920	5,064	5,080	5,103	5,069	149	3%
White	3,390	3,289	3,130	2,995	2,847	-543	-16%
Black	129	157	176	194	210	81	63%
American Indian	0	0	0	0	0	0	0%
Asian	1,206	1,392	1,518	1,632	1,710	504	42%
Hawaiian / Pacific Islander	5	9	11	13	15	10	200%
Other	3	5	7	7	7	4	133%
Two or More Races	187	212	238	262	280	93	50%

GROWTH TRENDS IN TOTAL POPULATION



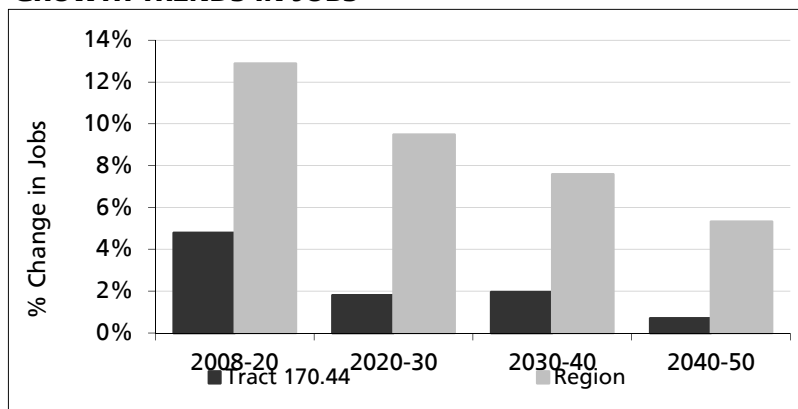
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	642	642	642	642	642	0	0%
Civilian Jobs	642	642	642	642	642	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	604	604	604	604	604	0	0%
Developed Acres	589	604	604	604	604	15	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	195	210	210	210	210	15	8%
Multiple Family	35	35	35	35	35	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	0	0	0	0	0	0	0%
Commercial/Services	8	8	8	8	8	0	0%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	94	94	94	94	94	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	237	237	237	237	237	0	0%
Vacant Developable Acres	15	0	0	0	0	-15	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	0	0	0	0	-15	-100%
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	24.4	24.4	24.4	24.4	24.4	0.0	0%
Residential Density⁴	8.2	8.0	8.0	8.0	8.0	-0.2	-3%

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).