

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 178.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,415	5,613	6,250	6,494	6,578	1,163	21%
Household Population	5,412	5,595	6,203	6,407	6,459	1,047	19%
Group Quarters Population	3	18	47	87	119	116	3867%
Civilian	3	18	47	87	119	116	3867%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,165	2,210	2,412	2,455	2,455	290	13%
Single Family	1,620	1,638	1,840	1,836	1,836	216	13%
Multiple Family	525	552	552	599	599	74	14%
Mobile Homes	20	20	20	20	20	0	0%
Occupied Housing Units	2,010	2,056	2,272	2,318	2,325	315	16%
Single Family	1,505	1,549	1,758	1,756	1,762	257	17%
Multiple Family	487	502	508	555	555	68	14%
Mobile Homes	18	5	6	7	8	-10	-56%
Vacancy Rate	7.2%	7.0%	5.8%	5.6%	5.3%	-1.9	-26%
Single Family	7.1%	5.4%	4.5%	4.4%	4.0%	-3.1	-44%
Multiple Family	7.2%	9.1%	8.0%	7.3%	7.3%	0.1	1%
Mobile Homes	10.0%	75.0%	70.0%	65.0%	0.0%	-10.0	-100%
Persons per Household	2.69	2.72	2.73	2.76	2.78	0.09	3%

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	92	81	71	61	55	-37	-40%
\$15,000-\$29,999	238	215	178	151	128	-110	-46%
\$30,000-\$44,999	296	268	236	208	182	-114	-39%
\$45,000-\$59,999	258	251	231	210	191	-67	-26%
\$60,000-\$74,999	191	190	186	179	168	-23	-12%
\$75,000-\$99,999	315	316	316	311	299	-16	-5%
\$100,000-\$124,999	255	253	271	274	272	17	7%
\$125,000-\$149,999	105	122	155	160	160	55	52%
\$150,000-\$199,999	106	161	241	257	264	158	149%
\$200,000 or more	154	199	387	507	606	452	294%
Total Households	2,010	2,056	2,272	2,318	2,325	315	16%
Median Household Income							
Adjusted for inflation (\$1999)	\$69,503	\$76,820	\$93,513	\$103,558	\$112,822	\$43,319	62%

***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.

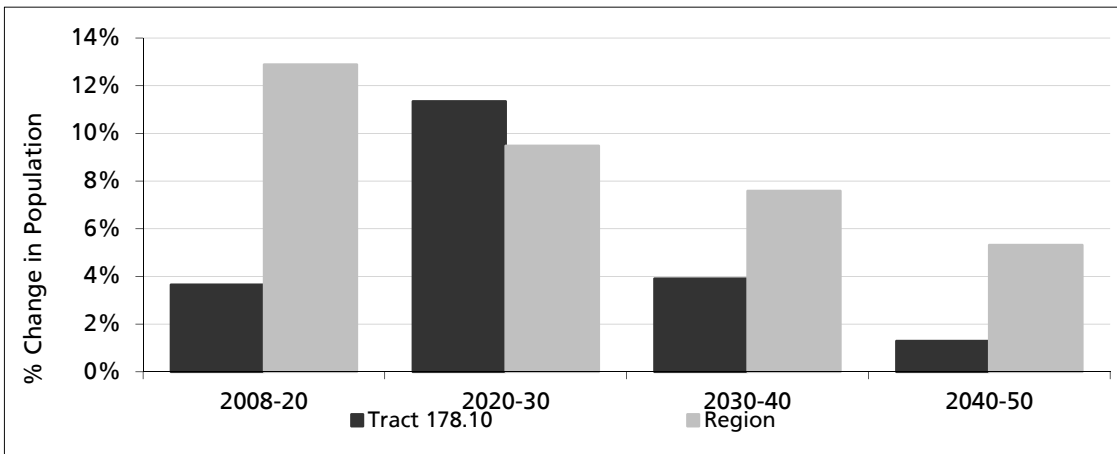
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,415	5,613	6,250	6,494	6,578	1,163	21%
Under 5	253	224	255	260	255	2	1%
5 to 9	141	135	142	147	145	4	3%
10 to 14	212	203	209	220	219	7	3%
15 to 17	201	184	179	196	199	-2	-1%
18 to 19	178	150	138	141	142	-36	-20%
20 to 24	440	407	450	449	473	33	8%
25 to 29	287	335	364	351	369	82	29%
30 to 34	242	249	264	298	288	46	19%
35 to 39	247	190	244	254	246	-1	0%
40 to 44	279	219	255	251	280	1	0%
45 to 49	440	336	302	385	401	-39	-9%
50 to 54	534	444	397	456	455	-79	-15%
55 to 59	504	542	461	388	510	6	1%
60 to 61	208	241	213	169	227	19	9%
62 to 64	212	315	284	254	273	61	29%
65 to 69	270	451	525	424	357	87	32%
70 to 74	242	429	609	545	474	232	96%
75 to 79	197	240	426	501	425	228	116%
80 to 84	184	168	336	454	395	211	115%
85 and over	144	151	197	351	445	301	209%
Median Age	47.6	52.0	54.1	53.2	53.0	5.4	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,415	5,613	6,250	6,494	6,578	1,163	21%
Hispanic	580	661	749	805	825	245	42%
Non-Hispanic	4,835	4,952	5,501	5,689	5,753	918	19%
White	4,437	4,535	5,037	5,203	5,260	823	19%
Black	28	29	30	28	25	-3	-11%
American Indian	33	26	21	17	15	-18	-55%
Asian	186	208	241	262	273	87	47%
Hawaiian / Pacific Islander	9	9	9	9	9	0	0%
Other	6	6	6	6	6	0	0%
Two or More Races	136	139	157	164	165	29	21%

GROWTH TRENDS IN TOTAL POPULATION



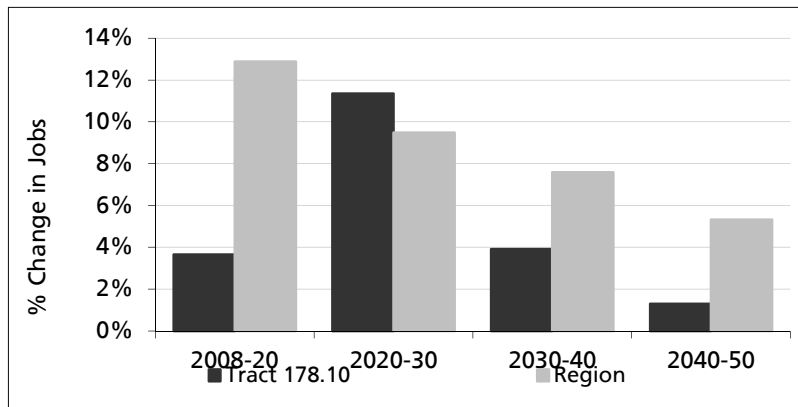
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	495	496	496	520	520	25	5%
Civilian Jobs	495	496	496	520	520	25	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	945	945	945	945	945	0	0%
Developed Acres	892	903	942	945	945	52	6%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	398	405	463	462	462	64	16%
Multiple Family	20	20	20	23	23	3	13%
Mobile Homes	2	2	2	2	2	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	5	8	8	8	--
Industrial	1	1	1	1	1	0	0%
Commercial/Services	8	6	6	4	4	-4	-46%
Office	0	0	0	0	0	0	0%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	155	155	155	155	155	0	0%
Agricultural and Extractive ²	18	18	0	0	0	-18	-100%
Parks and Military Use	281	281	281	281	281	0	0%
Vacant Developable Acres	52	42	3	0	0	-52	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	46	39	0	0	0	-46	-100%
Multiple Family	2	2	2	0	0	-2	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-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	29.1	27.9	27.9	30.1	30.1	1.0	3%
Residential Density⁴	5.1	5.1	4.9	5.0	5.0	-0.1	-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).