

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 168.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,052	3,289	3,474	3,637	3,668	616	20%
Household Population	3,023	3,256	3,424	3,576	3,596	573	19%
Group Quarters Population	29	33	50	61	72	43	148%
Civilian	29	33	50	61	72	43	148%
Military	0	0	0	0	0	0	0%
Total Housing Units	912	968	1,011	1,011	1,011	99	11%
Single Family	912	968	1,011	1,011	1,011	99	11%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	884	943	981	1,006	1,006	122	14%
Single Family	884	943	981	1,006	1,006	122	14%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.1%	2.6%	3.0%	0.5%	0.5%	-2.6	-84%
Single Family	3.1%	2.6%	3.0%	0.5%	0.5%	-2.6	-84%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.42	3.45	3.49	3.55	3.57	0.15	4%

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	38	26	21	18	15	-23	-61%
\$15,000-\$29,999	61	53	45	40	34	-27	-44%
\$30,000-\$44,999	114	124	119	113	105	-9	-8%
\$45,000-\$59,999	134	131	131	128	122	-12	-9%
\$60,000-\$74,999	202	200	203	206	198	-4	-2%
\$75,000-\$99,999	176	214	226	234	235	59	34%
\$100,000-\$124,999	62	86	104	117	121	59	95%
\$125,000-\$149,999	34	50	55	61	78	44	129%
\$150,000-\$199,999	19	29	41	49	51	32	168%
\$200,000 or more	44	30	36	40	47	3	7%
Total Households	884	943	981	1,006	1,006	122	14%
Median Household Income							
Adjusted for inflation (\$1999)	\$67,054	\$70,313	\$72,894	\$74,854	\$78,085	\$11,031	16%

***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.

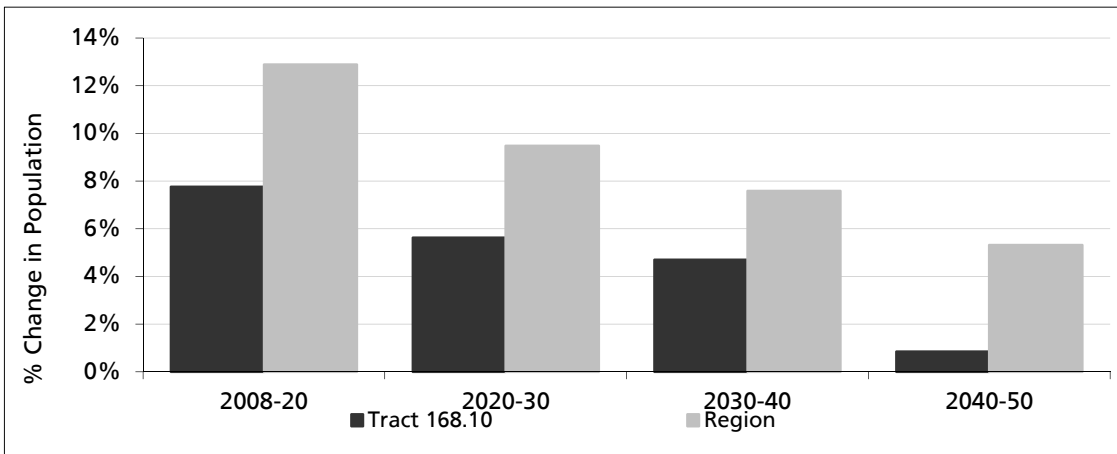
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,052	3,289	3,474	3,637	3,668	616	20%
Under 5	148	143	158	159	155	7	5%
5 to 9	163	160	177	179	170	7	4%
10 to 14	256	268	269	287	276	20	8%
15 to 17	131	132	130	140	137	6	5%
18 to 19	96	87	77	79	77	-19	-20%
20 to 24	253	254	273	269	271	18	7%
25 to 29	170	227	241	228	238	68	40%
30 to 34	98	104	108	116	111	13	13%
35 to 39	182	144	190	203	185	3	2%
40 to 44	273	229	269	269	276	3	1%
45 to 49	317	264	233	300	303	-14	-4%
50 to 54	247	234	213	243	237	-10	-4%
55 to 59	245	300	254	219	271	26	11%
60 to 61	72	101	98	92	113	41	57%
62 to 64	82	142	128	121	128	46	56%
65 to 69	113	212	240	210	179	66	58%
70 to 74	62	115	154	145	136	74	119%
75 to 79	38	50	80	103	104	66	174%
80 to 84	52	55	97	128	113	61	117%
85 and over	54	68	85	147	188	134	248%
Median Age	40.5	42.7	42.1	42.9	43.9	3.4	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,052	3,289	3,474	3,637	3,668	616	20%
Hispanic	305	398	471	544	591	286	94%
Non-Hispanic	2,747	2,891	3,003	3,093	3,077	330	12%
White	2,540	2,651	2,730	2,787	2,750	210	8%
Black	4	4	4	4	4	0	0%
American Indian	31	22	13	10	8	-23	-74%
Asian	40	61	83	103	119	79	198%
Hawaiian / Pacific Islander	18	24	28	32	34	16	89%
Other	9	12	14	15	16	7	78%
Two or More Races	105	117	131	142	146	41	39%

GROWTH TRENDS IN TOTAL POPULATION



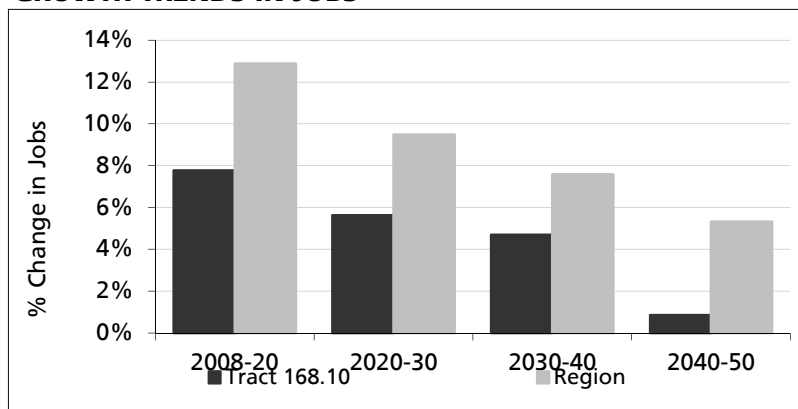
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	213	213	213	213	213	0	0%
Civilian Jobs	213	213	213	213	213	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	572	572	572	572	572	0	0%
Developed Acres	549	549	561	561	561	12	2%
Low Density Single Family	49	22	22	22	22	-27	-55%
Single Family	277	304	316	316	316	39	14%
Multiple Family	0	0	0	0	0	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	13	13	13	13	13	0	0%
Commercial/Services	8	8	8	8	8	0	0%
Office	0	0	0	0	0	0	0%
Schools	21	21	21	21	21	0	0%
Roads and Freeways	58	58	58	58	58	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	123	123	123	123	123	0	0%
Vacant Developable Acres	20	20	8	8	8	-12	-59%
Low Density Single Family	6	6	6	6	6	0	0%
Single Family	14	14	2	2	2	-12	-86%
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	3	3	3	3	3	0	0%
Employment Density³	5.0	5.0	5.0	5.0	5.0	0.0	0%
Residential Density⁴	2.8	3.0	3.0	3.0	3.0	0.2	7%

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).