

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 178.13



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,626	5,073	5,455	5,645	5,720	1,094	24%
Household Population	4,626	5,073	5,455	5,645	5,720	1,094	24%
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	1,992	2,047	2,224	2,249	2,254	262	13%
Single Family	1,256	1,259	1,264	1,265	1,268	12	1%
Multiple Family	94	146	319	353	353	259	276%
Mobile Homes	642	642	641	631	633	-9	-1%
Occupied Housing Units	1,773	1,940	2,096	2,137	2,151	378	21%
Single Family	1,105	1,208	1,216	1,217	1,227	122	11%
Multiple Family	89	139	289	336	336	247	278%
Mobile Homes	579	593	591	584	588	9	2%
Vacancy Rate	11.0%	5.2%	5.8%	5.0%	4.6%	-6.4	-58%
Single Family	12.0%	4.1%	3.8%	3.8%	3.2%	-8.8	-73%
Multiple Family	5.3%	4.8%	9.4%	4.8%	4.8%	-0.5	-9%
Mobile Homes	9.8%	7.6%	7.8%	7.4%	0.0%	-9.8	-100%
Persons per Household	2.61	2.61	2.60	2.64	2.66	0.05	2%

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	162	151	131	111	100	-62	-38%
\$15,000-\$29,999	282	291	271	237	213	-69	-24%
\$30,000-\$44,999	260	262	259	239	225	-35	-13%
\$45,000-\$59,999	145	200	204	199	193	48	33%
\$60,000-\$74,999	132	157	165	165	165	33	25%
\$75,000-\$99,999	234	284	310	314	314	80	34%
\$100,000-\$124,999	104	186	211	225	226	122	117%
\$125,000-\$149,999	137	163	186	195	199	62	45%
\$150,000-\$199,999	57	116	183	212	218	161	282%
\$200,000 or more	260	130	176	240	298	38	15%
Total Households	1,773	1,940	2,096	2,137	2,151	378	21%
Median Household Income							
Adjusted for inflation (\$1999)	\$64,261	\$66,306	\$76,452	\$84,355	\$89,291	\$25,030	39%

***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.

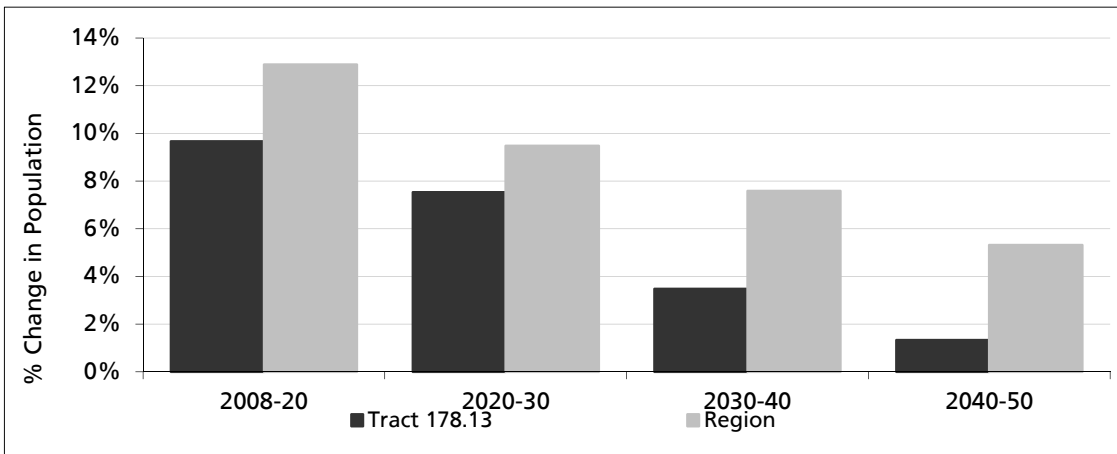
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,626	5,073	5,455	5,645	5,720	1,094	24%
Under 5	204	187	179	183	183	-21	-10%
5 to 9	266	253	266	272	267	1	0%
10 to 14	203	220	207	214	207	4	2%
15 to 17	121	120	108	109	106	-15	-12%
18 to 19	82	70	64	59	56	-26	-32%
20 to 24	227	217	227	211	224	-3	-1%
25 to 29	207	252	251	242	263	56	27%
30 to 34	200	209	197	216	220	20	10%
35 to 39	233	171	204	211	216	-17	-7%
40 to 44	290	218	239	227	258	-32	-11%
45 to 49	311	238	194	240	256	-55	-18%
50 to 54	283	235	196	228	223	-60	-21%
55 to 59	282	314	255	220	286	4	1%
60 to 61	98	117	91	68	91	-7	-7%
62 to 64	152	231	188	162	182	30	20%
65 to 69	331	571	587	457	399	68	21%
70 to 74	311	558	677	568	488	177	57%
75 to 79	285	348	546	605	516	231	81%
80 to 84	253	232	413	535	473	220	87%
85 and over	287	312	366	618	806	519	181%
Median Age	49.5	57.3	62.8	64.3	62.1	12.6	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,626	5,073	5,455	5,645	5,720	1,094	24%
Hispanic	409	493	539	579	595	186	45%
Non-Hispanic	4,217	4,580	4,916	5,066	5,125	908	22%
White	3,821	4,138	4,439	4,569	4,625	804	21%
Black	19	20	19	17	15	-4	-21%
American Indian	24	21	15	11	3	-21	-88%
Asian	213	251	282	303	317	104	49%
Hawaiian / Pacific Islander	13	14	15	15	14	1	8%
Other	10	8	3	1	0	-10	-100%
Two or More Races	117	128	143	150	151	34	29%

GROWTH TRENDS IN TOTAL POPULATION



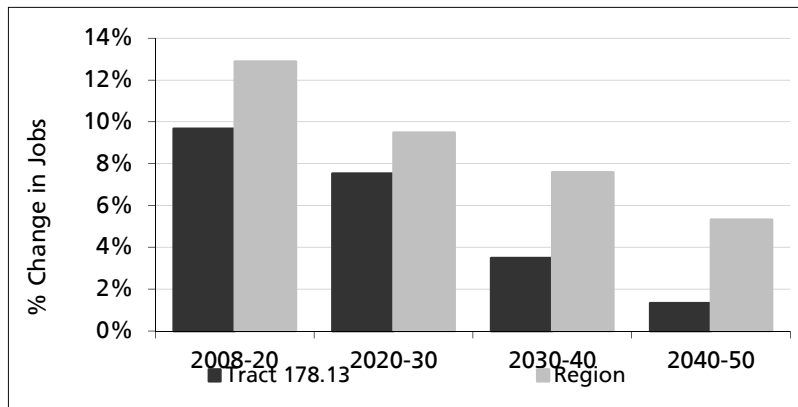
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,897	5,355	5,745	5,803	5,808	911	19%
Civilian Jobs	4,897	5,355	5,745	5,803	5,808	911	19%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,281	1,281	1,281	1,281	1,281	0	0%
Developed Acres	1,211	1,230	1,268	1,275	1,275	64	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	179	180	180	181	181	2	1%
Multiple Family	5	9	9	9	9	3	62%
Mobile Homes	80	80	80	80	80	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	19	23	23	23	--
Industrial	237	245	261	262	262	24	10%
Commercial/Services	112	119	122	124	124	12	10%
Office	14	14	14	14	14	0	1%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	370	370	370	370	370	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	214	214	214	214	214	0	0%
Vacant Developable Acres	70	51	14	7	6	-64	-91%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	2	1	1	0	-3	-85%
Multiple Family	3	0	0	0	0	-3	-100%
Mixed Use	21	21	4	0	0	-21	-100%
Industrial	36	25	6	3	3	-33	-91%
Commercial/Services	5	1	0	0	0	-5	-100%
Office	3	3	3	3	3	0	-5%
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	13.5	14.1	14.1	14.1	14.1	0.7	5%
Residential Density⁴	7.5	7.6	8.0	8.0	8.0	0.5	6%

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).