

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.34



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,171	5,219	5,325	5,420	5,529	358	7%
Household Population	5,171	5,219	5,325	5,420	5,529	358	7%
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	1,713	1,729	1,742	1,742	1,744	31	2%
Single Family	1,145	1,161	1,174	1,174	1,174	29	3%
Multiple Family	568	568	568	568	570	2	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,660	1,666	1,682	1,686	1,691	31	2%
Single Family	1,106	1,109	1,125	1,128	1,132	26	2%
Multiple Family	554	557	557	558	559	5	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.6%	3.4%	3.2%	3.0%	-0.1	-3%
Single Family	3.4%	4.5%	4.2%	3.9%	3.6%	0.2	6%
Multiple Family	2.5%	1.9%	1.9%	1.8%	1.9%	-0.6	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.12	3.13	3.17	3.21	3.27	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	61	41	27	20	18	-43	-70%
\$15,000-\$29,999	118	74	54	43	34	-84	-71%
\$30,000-\$44,999	127	107	92	79	71	-56	-44%
\$45,000-\$59,999	294	288	243	211	189	-105	-36%
\$60,000-\$74,999	298	274	226	190	170	-128	-43%
\$75,000-\$99,999	313	323	329	305	286	-27	-9%
\$100,000-\$124,999	167	163	171	205	228	61	37%
\$125,000-\$149,999	140	171	188	196	206	66	47%
\$150,000-\$199,999	71	145	224	274	303	232	327%
\$200,000 or more	71	80	128	163	186	115	162%
Total Households	1,660	1,666	1,682	1,686	1,691	31	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$71,577	\$78,793	\$90,122	\$99,590	\$108,498	\$36,921	52%

***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.

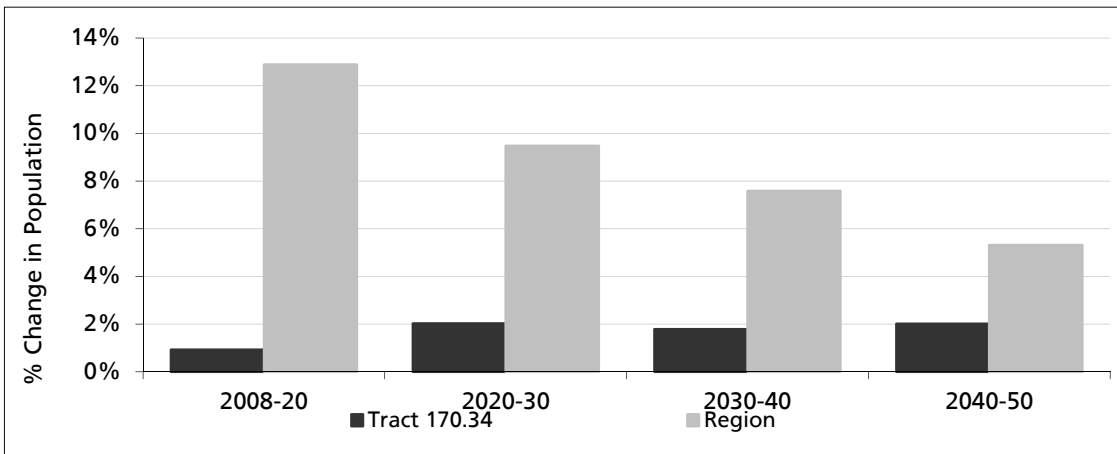
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,171	5,219	5,325	5,420	5,529	358	7%
Under 5	264	232	233	226	217	-47	-18%
5 to 9	354	336	338	332	322	-32	-9%
10 to 14	366	361	343	343	335	-31	-8%
15 to 17	253	234	208	214	213	-40	-16%
18 to 19	168	139	126	122	118	-50	-30%
20 to 24	385	355	371	346	348	-37	-10%
25 to 29	278	321	324	304	318	40	14%
30 to 34	280	296	290	309	294	14	5%
35 to 39	330	273	323	325	306	-24	-7%
40 to 44	505	428	477	467	484	-21	-4%
45 to 49	613	517	465	556	573	-40	-7%
50 to 54	438	407	372	410	399	-39	-9%
55 to 59	329	394	361	328	406	77	23%
60 to 61	148	199	182	158	195	47	32%
62 to 64	123	208	206	197	205	82	67%
65 to 69	123	223	270	244	226	103	84%
70 to 74	70	122	171	169	165	95	136%
75 to 79	55	69	120	142	140	85	155%
80 to 84	32	34	57	81	87	55	172%
85 and over	57	71	88	147	178	121	212%
Median Age	38.6	40.7	41.1	42.0	43.0	4.4	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,171	5,219	5,325	5,420	5,529	358	7%
Hispanic	621	719	792	866	935	314	51%
Non-Hispanic	4,550	4,500	4,533	4,554	4,594	44	1%
White	3,174	2,964	2,855	2,752	2,672	-502	-16%
Black	192	226	251	269	292	100	52%
American Indian	19	31	36	37	36	17	89%
Asian	841	898	948	998	1,047	206	24%
Hawaiian / Pacific Islander	22	49	66	78	87	65	295%
Other	3	6	8	9	9	6	200%
Two or More Races	299	326	369	411	451	152	51%

GROWTH TRENDS IN TOTAL POPULATION



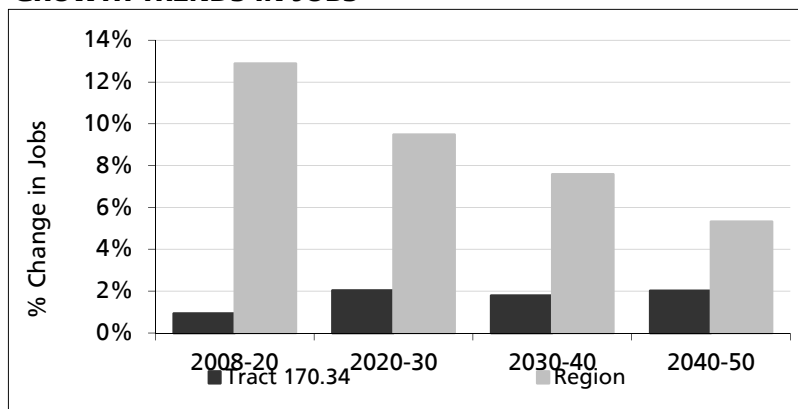
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	518	518	536	555	558	40	8%
Civilian Jobs	518	518	536	555	558	40	8%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	688	688	688	688	688	0	0%
Developed Acres	667	684	688	688	688	20	3%
Low Density Single Family	0	13	13	13	13	13	--
Single Family	222	226	229	229	229	7	3%
Multiple Family	30	30	30	30	30	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	127	127	127	127	127	0	0%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	103	103	103	103	103	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	173	173	173	173	173	0	0%
Vacant Developable Acres	20	3	0	0	0	-20	-100%
Low Density Single Family	13	0	0	0	0	-13	-100%
Single Family	7	3	0	0	0	-7	-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	3.7	3.7	3.9	4.0	4.0	0.3	8%
Residential Density⁴	6.8	6.4	6.4	6.4	6.4	-0.4	-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).