

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,333	3,392	4,290	4,432	4,472	1,139	34%
Household Population	3,321	3,378	4,264	4,392	4,423	1,102	33%
Group Quarters Population	12	14	26	40	49	37	308%
Civilian	12	14	26	40	49	37	308%
Military	0	0	0	0	0	0	0%
Total Housing Units	988	1,004	1,269	1,269	1,269	281	28%
Single Family	988	1,004	1,269	1,269	1,269	281	28%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	950	970	1,231	1,248	1,250	300	32%
Single Family	950	970	1,231	1,248	1,250	300	32%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.8%	3.4%	3.0%	1.7%	1.5%	-2.3	-61%
Single Family	3.8%	3.4%	3.0%	1.7%	1.5%	-2.3	-61%
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	3.50	3.48	3.46	3.52	3.54	0.04	1%

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	6	5	5	-7	-58%
\$15,000-\$29,999	48	44	37	31	30	-18	-38%
\$30,000-\$44,999	99	90	81	68	61	-38	-38%
\$45,000-\$59,999	149	141	130	118	111	-38	-26%
\$60,000-\$74,999	135	121	120	114	106	-29	-21%
\$75,000-\$99,999	174	173	191	183	180	6	3%
\$100,000-\$124,999	129	125	139	139	139	10	8%
\$125,000-\$149,999	82	90	128	127	127	45	55%
\$150,000-\$199,999	62	97	162	165	167	105	169%
\$200,000 or more	60	82	237	298	324	264	440%
Total Households	950	970	1,231	1,248	1,250	300	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$79,598	\$86,850	\$109,083	\$118,885	\$123,741	\$44,143	55%

***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.

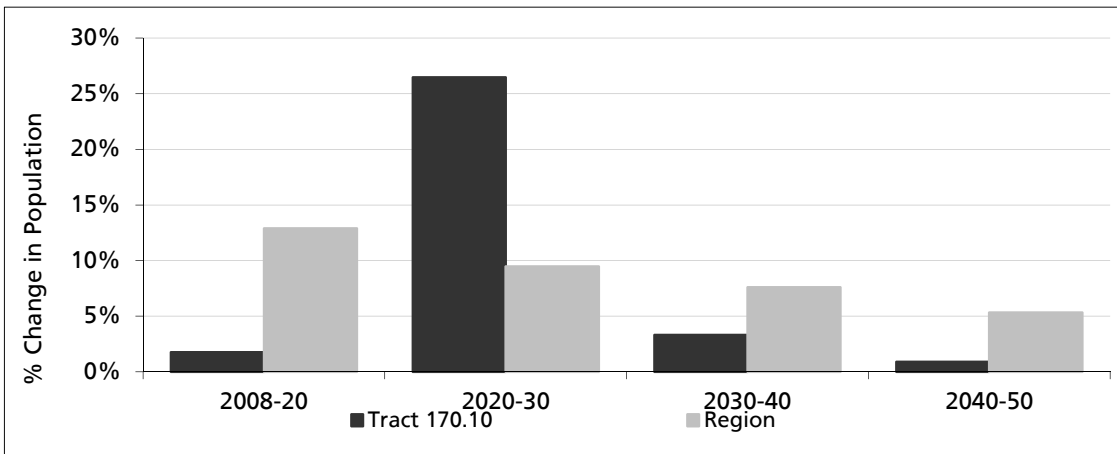
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,333	3,392	4,290	4,432	4,472	1,139	34%
Under 5	178	174	238	251	247	69	39%
5 to 9	208	203	287	313	310	102	49%
10 to 14	256	268	341	373	373	117	46%
15 to 17	225	232	260	289	290	65	29%
18 to 19	181	163	188	195	196	15	8%
20 to 24	380	375	500	496	516	136	36%
25 to 29	210	251	331	342	364	154	73%
30 to 34	120	129	158	190	182	62	52%
35 to 39	137	104	164	171	164	27	20%
40 to 44	228	183	269	271	282	54	24%
45 to 49	299	235	262	332	345	46	15%
50 to 54	298	265	306	352	347	49	16%
55 to 59	251	271	266	221	277	26	10%
60 to 61	74	89	97	84	104	30	41%
62 to 64	72	110	117	102	102	30	42%
65 to 69	121	199	268	207	160	39	32%
70 to 74	54	95	153	136	114	60	111%
75 to 79	15	19	40	44	35	20	133%
80 to 84	12	11	21	25	20	8	67%
85 and over	14	16	24	38	44	30	214%
Median Age	31.2	31.2	30.0	29.4	29.2	-2.0	-6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,333	3,392	4,290	4,432	4,472	1,139	34%
Hispanic	381	478	694	812	907	526	138%
Non-Hispanic	2,952	2,914	3,596	3,620	3,565	613	21%
White	2,483	2,369	2,839	2,778	2,666	183	7%
Black	24	30	43	49	54	30	125%
American Indian	3	5	6	6	6	3	100%
Asian	259	296	404	442	469	210	81%
Hawaiian / Pacific Islander	12	21	32	39	43	31	258%
Other	7	11	18	19	19	12	171%
Two or More Races	164	182	254	287	308	144	88%

GROWTH TRENDS IN TOTAL POPULATION



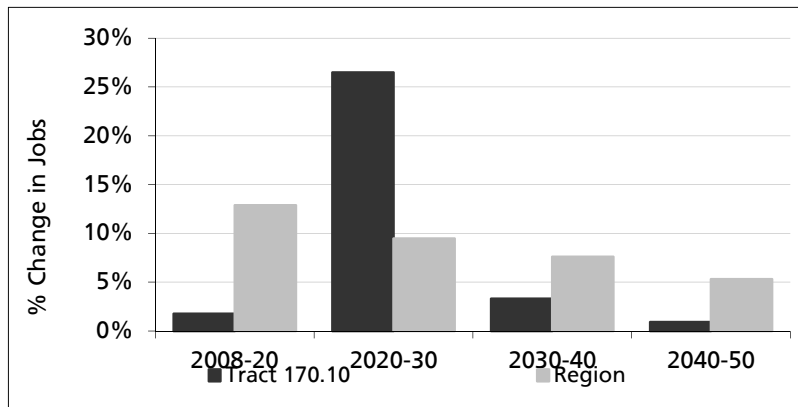
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	180	180	180	180	200	20	11%
Civilian Jobs	180	180	180	180	200	20	11%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,791	3,791	3,791	3,791	3,791	0	0%
Developed Acres	1,565	1,649	3,149	3,149	3,177	1,612	103%
Low Density Single Family	566	667	2,286	2,286	2,286	1,721	304%
Single Family	191	191	200	200	200	9	5%
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	4	4	4	4	4	0	0%
Commercial/Services	1	1	1	1	1	0	0%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	143	143	143	143	143	0	0%
Agricultural and Extractive ²	151	135	6	6	6	-145	-96%
Parks and Military Use	500	500	500	500	527	27	5%
Vacant Developable Acres	2,154	2,069	569	569	542	-1,612	-75%
Low Density Single Family	2,118	2,033	542	542	542	-1,576	-74%
Single Family	9	9	0	0	0	-9	-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	27	27	27	27	0	-27	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	72	72	72	72	72	0	0%
Employment Density³	12.6	12.6	12.6	12.6	14.0	1.4	11%
Residential Density⁴	1.3	1.2	0.5	0.5	0.5	-0.8	-61%

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).