

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 170.36



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,603	3,631	3,686	3,748	3,993	390	11%
Household Population	3,603	3,631	3,686	3,748	3,993	390	11%
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	1,222	1,222	1,222	1,222	1,285	63	5%
Single Family	722	722	722	722	722	0	0%
Multiple Family	500	500	500	500	563	63	13%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,190	1,191	1,196	1,196	1,259	69	6%
Single Family	699	704	708	708	708	9	1%
Multiple Family	491	487	488	488	551	60	12%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.6%	2.5%	2.1%	2.1%	2.0%	-0.6	-23%
Single Family	3.2%	2.5%	1.9%	1.9%	1.9%	-1.3	-41%
Multiple Family	1.8%	2.6%	2.4%	2.4%	2.1%	0.3	17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.03	3.05	3.08	3.13	3.17	0.14	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	36	27	20	18	16	-20	-56%
\$15,000-\$29,999	74	49	36	30	26	-48	-65%
\$30,000-\$44,999	138	121	92	74	66	-72	-52%
\$45,000-\$59,999	182	164	132	108	99	-83	-46%
\$60,000-\$74,999	216	198	168	144	136	-80	-37%
\$75,000-\$99,999	211	211	196	181	173	-38	-18%
\$100,000-\$124,999	163	172	180	180	186	23	14%
\$125,000-\$149,999	79	112	150	165	180	101	128%
\$150,000-\$199,999	25	66	122	176	230	205	820%
\$200,000 or more	66	71	100	120	147	81	123%
Total Households	1,190	1,191	1,196	1,196	1,259	69	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$71,458	\$79,325	\$94,133	\$105,972	\$115,255	\$43,797	61%

***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.

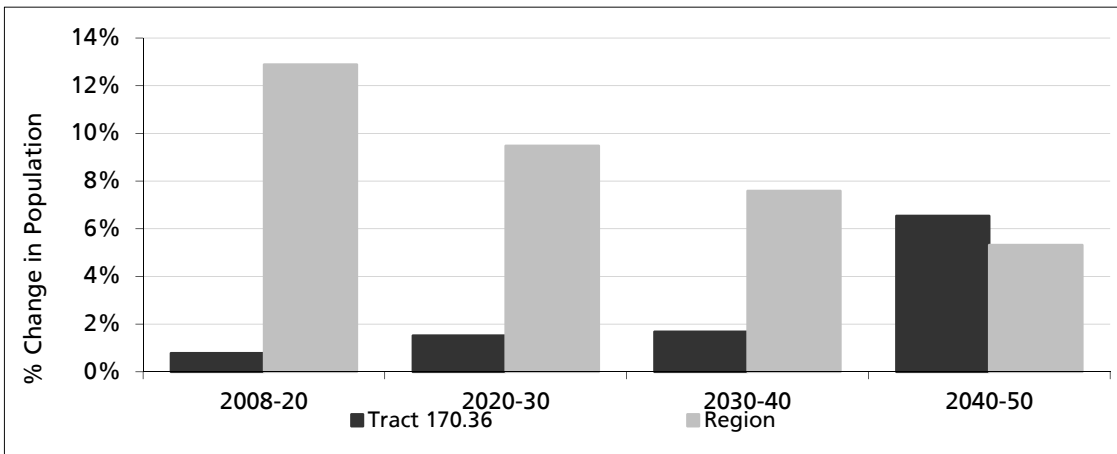
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,603	3,631	3,686	3,748	3,993	390	11%
Under 5	179	164	162	157	157	-22	-12%
5 to 9	169	163	166	167	170	1	1%
10 to 14	209	207	194	194	196	-13	-6%
15 to 17	161	144	130	132	129	-32	-20%
18 to 19	114	96	96	94	93	-21	-18%
20 to 24	345	316	329	299	309	-36	-10%
25 to 29	179	199	208	200	211	32	18%
30 to 34	163	160	147	160	157	-6	-4%
35 to 39	213	167	190	190	186	-27	-13%
40 to 44	279	222	246	241	259	-20	-7%
45 to 49	339	272	235	287	302	-37	-11%
50 to 54	383	340	303	329	331	-52	-14%
55 to 59	309	356	312	267	335	26	8%
60 to 61	104	136	124	107	130	26	25%
62 to 64	133	222	216	204	221	88	66%
65 to 69	105	182	216	200	200	95	90%
70 to 74	63	100	138	136	149	86	137%
75 to 79	60	69	117	144	156	96	160%
80 to 84	51	55	87	128	149	98	192%
85 and over	45	61	70	112	153	108	240%
Median Age	41.2	44.5	44.5	45.7	47.1	5.9	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,603	3,631	3,686	3,748	3,993	390	11%
Hispanic	369	426	468	511	575	206	56%
Non-Hispanic	3,234	3,205	3,218	3,237	3,418	184	6%
White	2,087	1,951	1,876	1,802	1,829	-258	-12%
Black	182	212	232	252	284	102	56%
American Indian	0	0	0	0	0	0	0%
Asian	814	868	911	959	1,049	235	29%
Hawaiian / Pacific Islander	3	8	12	16	19	16	533%
Other	6	11	13	15	16	10	167%
Two or More Races	142	155	174	193	221	79	56%

GROWTH TRENDS IN TOTAL POPULATION



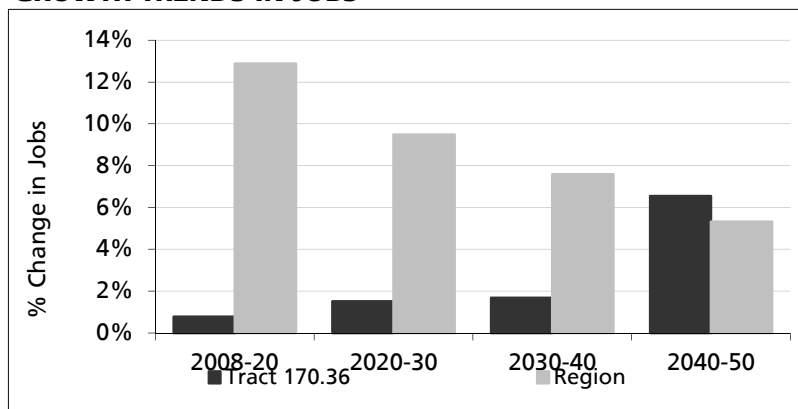
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,239	1,241	1,249	1,249	1,249	10	1%
Civilian Jobs	1,239	1,241	1,249	1,249	1,249	10	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	232	232	232	232	232	0	0%
Developed Acres	232	232	232	232	232	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	105	105	105	105	105	0	0%
Multiple Family	25	25	25	25	25	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	35	35	35	35	35	0	0%
Office	1	1	1	1	1	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	61	61	61	61	61	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	5	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	34.6	34.6	34.8	34.8	34.8	0.3	1%
Residential Density⁴	9.4	9.4	9.4	9.4	9.8	0.5	5%

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).