

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 134.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,177	7,958	8,778	8,962	9,072	1,895	26%
Household Population	7,161	7,939	8,747	8,919	9,023	1,862	26%
Group Quarters Population	16	19	31	43	49	33	206%
Civilian	16	19	31	43	49	33	206%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,316	2,600	2,827	2,832	2,832	516	22%
Single Family	1,869	2,153	2,380	2,385	2,385	516	28%
Multiple Family	447	447	447	447	447	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,250	2,506	2,740	2,747	2,750	500	22%
Single Family	1,803	2,070	2,303	2,310	2,312	509	28%
Multiple Family	447	436	437	437	438	-9	-2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.8%	3.6%	3.1%	3.0%	2.9%	0.1	4%
Single Family	3.5%	3.9%	3.2%	3.1%	3.1%	-0.4	-11%
Multiple Family	0.0%	2.5%	2.2%	2.2%	2.0%	2.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.18	3.17	3.19	3.25	3.28	0.10	3%

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	109	82	57	47	36	-73	-67%
\$15,000-\$29,999	227	213	176	145	119	-108	-48%
\$30,000-\$44,999	334	311	273	238	205	-129	-39%
\$45,000-\$59,999	178	216	203	187	168	-10	-6%
\$60,000-\$74,999	291	275	271	261	238	-53	-18%
\$75,000-\$99,999	363	428	449	442	425	62	17%
\$100,000-\$124,999	287	368	428	435	439	152	53%
\$125,000-\$149,999	128	210	274	292	307	179	140%
\$150,000-\$199,999	192	252	363	418	477	285	148%
\$200,000 or more	141	151	246	282	336	195	138%
Total Households	2,250	2,506	2,740	2,747	2,750	500	22%
Median Household Income							
Adjusted for inflation (\$1999)	\$74,278	\$84,112	\$96,715	\$103,075	\$110,478	\$36,200	49%

***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.

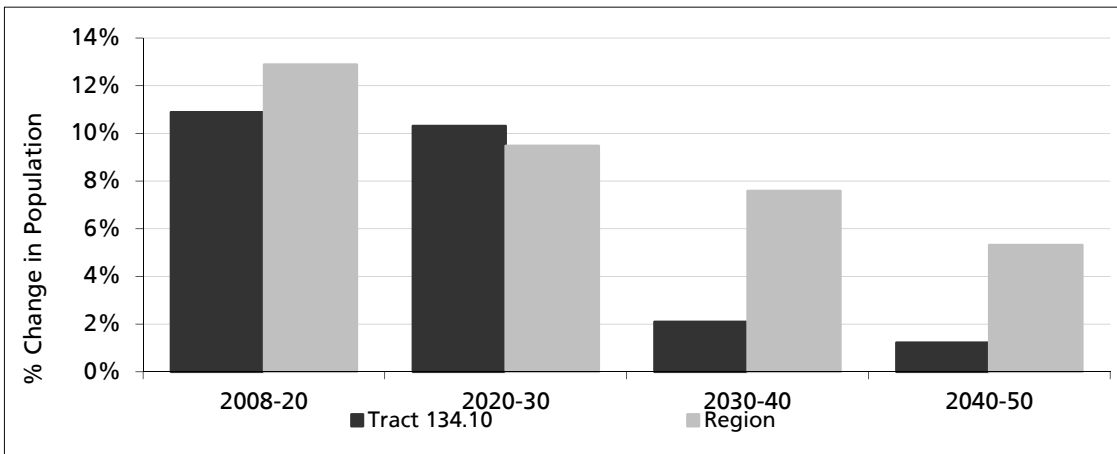
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,177	7,958	8,778	8,962	9,072	1,895	26%
Under 5	401	388	415	431	435	34	8%
5 to 9	232	265	286	300	300	68	29%
10 to 14	315	348	348	360	349	34	11%
15 to 17	315	295	293	304	302	-13	-4%
18 to 19	234	197	195	192	194	-40	-17%
20 to 24	605	529	615	578	579	-26	-4%
25 to 29	440	465	477	464	472	32	7%
30 to 34	261	252	243	278	269	8	3%
35 to 39	302	284	352	366	384	82	27%
40 to 44	441	402	464	448	491	50	11%
45 to 49	556	556	541	648	660	104	19%
50 to 54	691	667	646	673	629	-62	-9%
55 to 59	567	719	703	640	783	216	38%
60 to 61	291	397	408	389	440	149	51%
62 to 64	333	496	477	455	458	125	38%
65 to 69	396	616	726	647	574	178	45%
70 to 74	329	553	768	738	711	382	116%
75 to 79	232	274	454	511	443	211	91%
80 to 84	122	119	205	279	269	147	120%
85 and over	114	136	162	261	330	216	189%
Median Age	45.4	50.0	51.2	50.8	50.8	5.4	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,177	7,958	8,778	8,962	9,072	1,895	26%
Hispanic	2,419	2,883	3,415	3,772	4,220	1,801	74%
Non-Hispanic	4,758	5,075	5,363	5,190	4,852	94	2%
White	3,811	3,887	3,893	3,531	2,995	-816	-21%
Black	205	279	369	442	530	325	159%
American Indian	30	77	112	127	132	102	340%
Asian	545	609	688	725	770	225	41%
Hawaiian / Pacific Islander	17	22	27	29	33	16	94%
Other	6	19	32	43	49	43	717%
Two or More Races	144	182	242	293	343	199	138%

GROWTH TRENDS IN TOTAL POPULATION



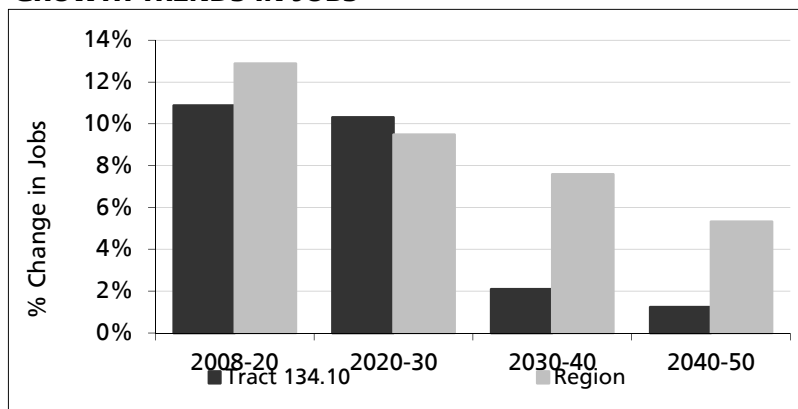
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,030	1,030	1,051	1,167	1,379	349	34%
Civilian Jobs	1,030	1,030	1,051	1,167	1,379	349	34%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	4,830	4,830	4,830	4,830	4,830	0	0%
Developed Acres	4,431	4,531	4,789	4,790	4,794	363	8%
Low Density Single Family	32	26	28	28	28	-4	-13%
Single Family	468	583	827	827	827	358	76%
Multiple Family	32	32	32	32	32	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	192	192	198	198	198	6	3%
Commercial/Services	170	170	170	171	175	5	3%
Office	0	0	0	0	0	0	0%
Schools	22	22	22	22	22	0	0%
Roads and Freeways	430	430	430	430	430	0	0%
Agricultural and Extractive ²	28	20	5	5	5	-23	-81%
Parks and Military Use	3,057	3,057	3,077	3,077	3,077	20	1%
Vacant Developable Acres	386	285	28	27	23	-363	-94%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	346	245	14	14	14	-332	-96%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	6	6	0	0	0	-6	-100%
Commercial/Services	5	5	5	4	0	-5	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	28	28	8	8	8	-20	-71%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	13	13	13	13	13	0	0%
Employment Density³	2.7	2.7	2.7	3.0	3.5	0.8	30%
Residential Density⁴	4.4	4.1	3.2	3.2	3.2	-1.2	-27%

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).