

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 133.14



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,370	22,685	37,987	44,050	42,229	31,859	307%
Household Population	10,370	22,685	37,987	44,050	42,229	31,859	307%
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	3,874	7,811	12,652	14,874	14,343	10,469	270%
Single Family	3,137	3,368	3,782	3,999	3,999	862	27%
Multiple Family	737	4,443	8,870	10,875	10,344	9,607	1304%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	3,726	7,593	12,400	14,591	14,083	10,357	278%
Single Family	2,994	3,213	3,623	3,830	3,844	850	28%
Multiple Family	732	4,380	8,777	10,761	10,239	9,507	1299%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.8%	2.8%	2.0%	1.9%	1.8%	-2.0	-53%
Single Family	4.6%	4.6%	4.2%	4.2%	3.9%	-0.7	-15%
Multiple Family	0.7%	1.4%	1.0%	1.0%	1.0%	0.3	43%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.78	2.99	3.06	3.02	3.00	0.22	8%

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	25	22	15	12	11	-14	-56%
\$15,000-\$29,999	334	373	314	273	233	-101	-30%
\$30,000-\$44,999	629	726	624	564	473	-156	-25%
\$45,000-\$59,999	609	992	930	887	769	160	26%
\$60,000-\$74,999	670	884	972	1,000	899	229	34%
\$75,000-\$99,999	767	1,689	2,429	2,666	2,435	1,668	217%
\$100,000-\$124,999	371	1,279	2,345	2,738	2,619	2,248	606%
\$125,000-\$149,999	154	685	1,712	2,142	2,092	1,938	1258%
\$150,000-\$199,999	157	734	1,966	2,645	2,718	2,561	1631%
\$200,000 or more	10	209	1,093	1,664	1,834	1,824	18240%
Total Households	3,726	7,593	12,400	14,591	14,083	10,357	278%
Median Household Income							
Adjusted for inflation (\$1999)	\$65,955	\$86,834	\$109,765	\$117,289	\$121,206	\$55,251	84%

***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.

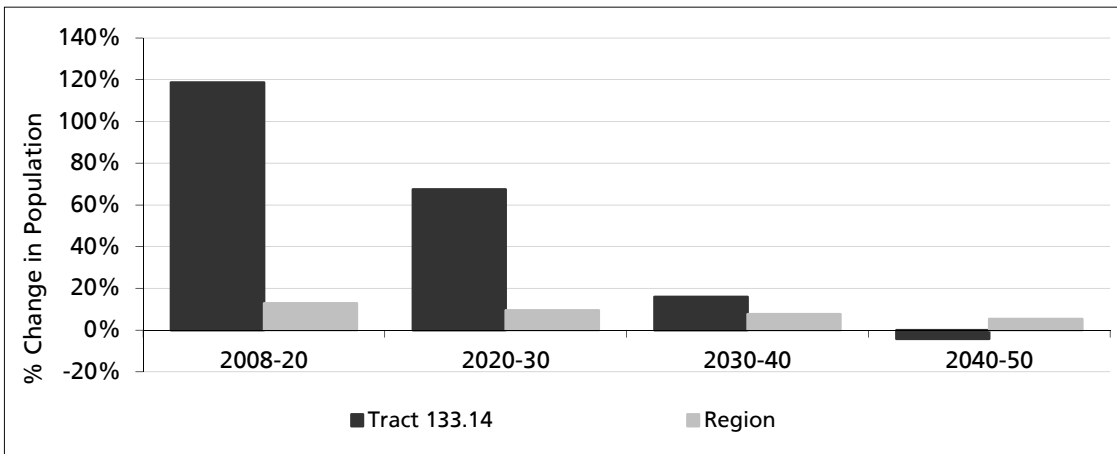
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,370	22,685	37,987	44,050	42,229	31,859	307%
Under 5	933	1,699	2,605	3,168	2,783	1,850	198%
5 to 9	601	1,460	2,199	2,555	2,258	1,657	276%
10 to 14	590	1,380	2,058	2,382	2,318	1,728	293%
15 to 17	418	946	1,500	1,648	1,629	1,211	290%
18 to 19	504	602	1,063	1,156	1,075	571	113%
20 to 24	936	1,889	3,394	3,728	3,435	2,499	267%
25 to 29	1,108	1,887	2,847	3,114	3,034	1,926	174%
30 to 34	476	1,071	1,573	2,087	1,813	1,337	281%
35 to 39	446	832	1,581	1,852	1,663	1,217	273%
40 to 44	575	942	1,707	1,982	2,261	1,686	293%
45 to 49	525	1,414	1,908	2,523	2,356	1,831	349%
50 to 54	818	1,838	3,069	3,350	2,905	2,087	255%
55 to 59	708	1,758	2,818	2,943	3,370	2,662	376%
60 to 61	212	566	871	996	1,032	820	387%
62 to 64	284	1,089	1,662	1,885	1,747	1,463	515%
65 to 69	515	1,583	3,069	3,328	2,795	2,280	443%
70 to 74	202	863	1,903	2,107	2,089	1,887	934%
75 to 79	300	471	1,276	1,899	1,781	1,481	494%
80 to 84	97	193	570	891	982	885	912%
85 and over	122	202	314	456	903	781	640%
Median Age	31.0	37.5	40.5	40.8	42.4	11.4	37%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,370	22,685	37,987	44,050	42,229	31,859	307%
Hispanic	5,058	11,195	19,372	23,166	23,057	17,999	356%
Non-Hispanic	5,312	11,490	18,615	20,884	19,172	13,860	261%
White	2,093	4,210	6,071	6,048	4,566	2,473	118%
Black	438	1,129	2,158	2,779	2,940	2,502	571%
American Indian	30	110	187	245	177	147	490%
Asian	2,240	4,764	7,821	8,901	8,526	6,286	281%
Hawaiian / Pacific Islander	196	385	746	776	750	554	283%
Other	0	66	92	171	155	155	--
Two or More Races	315	826	1,540	1,964	2,058	1,743	553%

GROWTH TRENDS IN TOTAL POPULATION



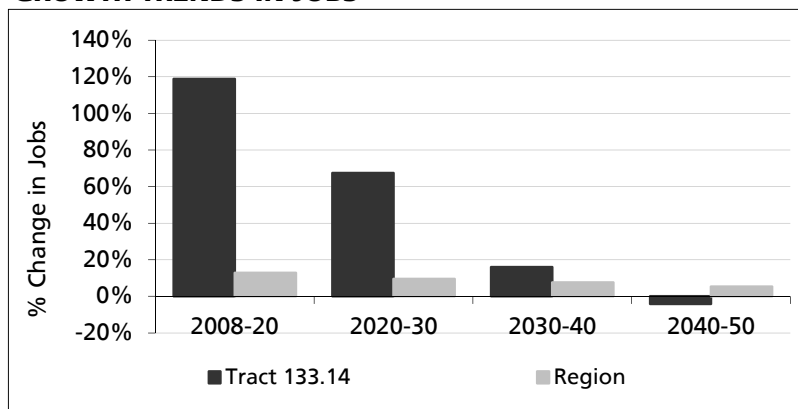
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,482	5,238	13,913	22,271	27,309	25,827	1743%
Civilian Jobs	1,482	5,238	13,913	22,271	27,309	25,827	1743%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,952	3,952	3,952	3,952	3,952	0	0%
Developed Acres	2,718	3,104	3,519	3,818	3,936	1,217	45%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	424	455	501	545	545	121	29%
Multiple Family	50	84	84	162	175	124	247%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	31	31	31	31	31	--
Mixed Use	0	176	389	389	389	389	--
Industrial	42	42	42	120	157	114	269%
Commercial/Services	245	245	280	308	329	84	34%
Office	0	0	0	0	0	0	0%
Schools	11	124	231	299	346	335	3129%
Roads and Freeways	291	291	291	291	291	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1,655	1,655	1,670	1,674	1,674	19	1%
Vacant Developable Acres	1,223	837	422	123	6	-1,217	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	151	89	44	0	0	-151	-100%
Multiple Family	130	96	96	18	6	-124	-96%
Mixed Use	389	213	0	0	0	-389	-100%
Industrial	114	114	114	37	0	-114	-100%
Commercial/Services	84	84	50	21	0	-84	-100%
Office	0	0	0	0	0	0	0%
Schools	335	222	114	47	0	-335	-100%
Parks and Other	19	19	4	0	0	-19	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	11	11	11	11	11	0	0%
Employment Density³	5.0	10.5	18.6	24.2	26.6	21.6	435%
Residential Density⁴	8.2	11.9	15.6	16.0	15.2	7.0	86%

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).