

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 132.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,278	6,316	6,425	6,553	6,669	391	6%
Household Population	6,278	6,316	6,425	6,553	6,669	391	6%
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	2,367	2,367	2,368	2,369	2,375	8	0%
Single Family	437	437	437	438	438	1	0%
Multiple Family	1,206	1,206	1,206	1,206	1,206	0	0%
Mobile Homes	724	724	725	725	731	7	1%
Occupied Housing Units	2,273	2,272	2,282	2,285	2,294	21	1%
Single Family	401	400	402	404	407	6	1%
Multiple Family	1,177	1,170	1,177	1,177	1,176	-1	0%
Mobile Homes	695	702	703	704	711	16	2%
Vacancy Rate	4.0%	4.0%	3.6%	3.5%	3.4%	-0.6	-15%
Single Family	8.2%	8.5%	8.0%	7.8%	7.1%	-1.1	-13%
Multiple Family	2.4%	3.0%	2.4%	2.4%	2.5%	0.1	4%
Mobile Homes	4.0%	3.0%	3.0%	2.9%	0.0%	-4.0	-100%
Persons per Household	2.76	2.78	2.82	2.87	2.91	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	405	331	265	218	205	-200	-49%
\$15,000-\$29,999	690	592	520	463	447	-243	-35%
\$30,000-\$44,999	602	566	549	527	522	-80	-13%
\$45,000-\$59,999	326	355	370	377	382	56	17%
\$60,000-\$74,999	115	202	244	267	277	162	141%
\$75,000-\$99,999	109	157	215	275	295	186	171%
\$100,000-\$124,999	17	35	50	66	68	51	300%
\$125,000-\$149,999	9	20	26	27	27	18	200%
\$150,000-\$199,999	0	9	31	49	55	55	0%
\$200,000 or more	0	5	12	16	16	16	0%
Total Households	2,273	2,272	2,282	2,285	2,294	21	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$31,034	\$35,645	\$39,727	\$43,136	\$44,224	\$13,190	43%

***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.

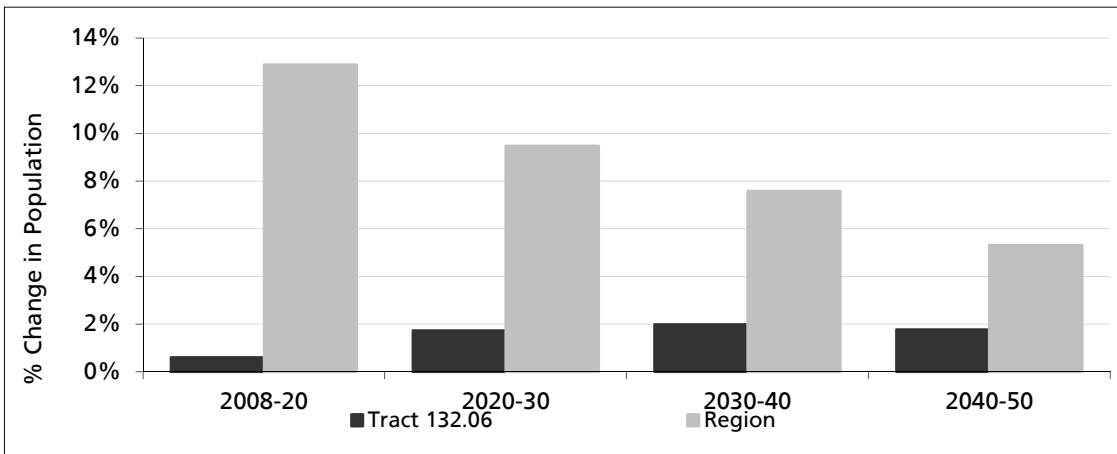
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,278	6,316	6,425	6,553	6,669	391	6%
Under 5	482	408	368	343	304	-178	-37%
5 to 9	476	521	443	421	385	-91	-19%
10 to 14	430	452	392	362	345	-85	-20%
15 to 17	246	214	203	182	180	-66	-27%
18 to 19	188	140	152	133	131	-57	-30%
20 to 24	344	257	310	282	270	-74	-22%
25 to 29	404	373	335	335	309	-95	-24%
30 to 34	502	425	341	387	355	-147	-29%
35 to 39	469	375	378	346	343	-126	-27%
40 to 44	445	418	387	328	380	-65	-15%
45 to 49	358	358	303	313	305	-53	-15%
50 to 54	319	347	344	320	280	-39	-12%
55 to 59	272	366	381	337	363	91	33%
60 to 61	80	110	112	105	114	34	43%
62 to 64	113	182	199	209	199	86	76%
65 to 69	201	312	380	391	365	164	82%
70 to 74	254	364	483	533	576	322	127%
75 to 79	249	262	392	491	536	287	115%
80 to 84	220	194	279	375	418	198	90%
85 and over	226	238	243	360	511	285	126%
Median Age	35.7	39.9	43.8	47.5	50.5	14.8	41%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,278	6,316	6,425	6,553	6,669	391	6%
Hispanic	4,438	4,647	4,830	5,019	5,172	734	17%
Non-Hispanic	1,840	1,669	1,595	1,534	1,497	-343	-19%
White	1,221	1,072	1,002	940	902	-319	-26%
Black	180	175	171	165	156	-24	-13%
American Indian	17	12	9	8	7	-10	-59%
Asian	295	295	301	309	321	26	9%
Hawaiian / Pacific Islander	23	19	16	16	14	-9	-39%
Other	9	7	7	7	7	-2	-22%
Two or More Races	95	89	89	89	90	-5	-5%

GROWTH TRENDS IN TOTAL POPULATION



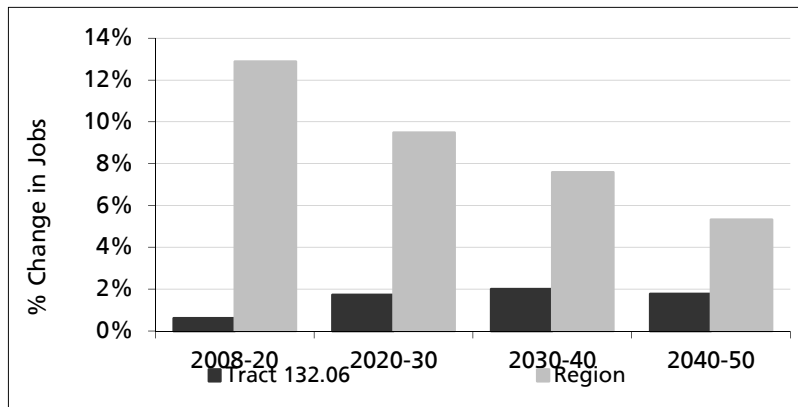
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,079	1,079	1,079	1,079	1,165	86	8%
Civilian Jobs	1,079	1,079	1,079	1,079	1,165	86	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	397	397	397	397	397	0	0%
Developed Acres	392	392	392	392	395	3	1%
Low Density Single Family	2	2	2	2	2	0	0%
Single Family	66	66	66	66	66	0	0%
Multiple Family	43	43	43	43	43	0	0%
Mobile Homes	74	74	74	74	74	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	38	38	38	38	41	3	7%
Commercial/Services	29	29	29	29	29	0	0%
Office	0	0	0	0	0	0	0%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	59	59	59	59	59	0	0%
Agricultural and Extractive ²	70	70	70	70	70	0	0%
Parks and Military Use	8	8	8	8	8	0	0%
Vacant Developable Acres	5	5	5	5	2	-3	-56%
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	1	1	1	1	1	0	0%
Industrial	3	3	3	3	0	-3	-86%
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	15.3	15.3	15.3	15.3	15.9	0.6	4%
Residential Density⁴	12.8	12.8	12.8	12.9	12.9	0.0	0%

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).