

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 136.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,802	7,933	8,059	8,219	8,275	473	6%
Household Population	7,786	7,910	8,021	8,172	8,219	433	6%
Group Quarters Population	16	23	38	47	56	40	250%
Civilian	16	23	38	47	56	40	250%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,831	2,831	2,831	2,831	2,831	0	0%
Single Family	960	960	960	960	960	0	0%
Multiple Family	1,871	1,871	1,871	1,871	1,871	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,756	2,767	2,773	2,774	2,775	19	1%
Single Family	951	948	948	948	948	-3	0%
Multiple Family	1,805	1,819	1,825	1,826	1,827	22	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.6%	2.3%	2.0%	2.0%	2.0%	-0.6	-23%
Single Family	0.9%	1.3%	1.3%	1.3%	1.3%	0.4	44%
Multiple Family	3.5%	2.8%	2.5%	2.4%	2.4%	-1.1	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.83	2.86	2.89	2.95	2.96	0.13	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	231	171	126	99	88	-143	-62%
\$15,000-\$29,999	336	295	229	181	161	-175	-52%
\$30,000-\$44,999	447	388	323	278	258	-189	-42%
\$45,000-\$59,999	517	481	428	375	350	-167	-32%
\$60,000-\$74,999	391	373	354	328	315	-76	-19%
\$75,000-\$99,999	419	421	422	405	391	-28	-7%
\$100,000-\$124,999	218	255	273	280	280	62	28%
\$125,000-\$149,999	24	91	134	157	161	137	571%
\$150,000-\$199,999	99	195	283	355	385	286	289%
\$200,000 or more	74	97	201	316	386	312	422%
Total Households	2,756	2,767	2,773	2,774	2,775	19	1%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,561	\$61,950	\$71,886	\$82,778	\$88,779	\$33,218	60%

***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.

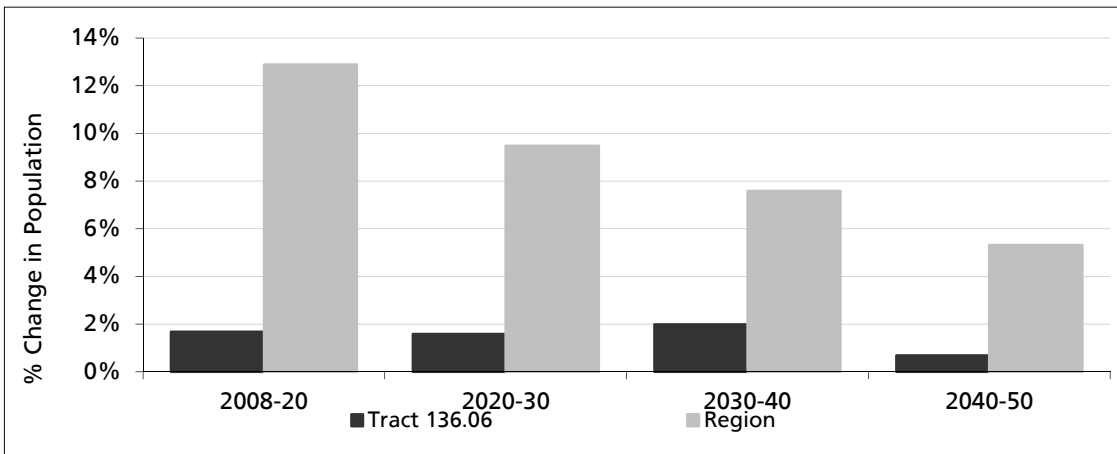
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,802	7,933	8,059	8,219	8,275	473	6%
Under 5	580	552	557	570	560	-20	-3%
5 to 9	510	481	490	488	467	-43	-8%
10 to 14	509	507	480	487	476	-33	-6%
15 to 17	335	310	282	289	283	-52	-16%
18 to 19	229	196	172	167	163	-66	-29%
20 to 24	581	559	564	541	540	-41	-7%
25 to 29	492	596	584	527	527	35	7%
30 to 34	570	587	566	603	578	8	1%
35 to 39	614	512	642	663	612	-2	0%
40 to 44	597	507	558	552	625	28	5%
45 to 49	674	565	511	635	658	-16	-2%
50 to 54	637	597	553	604	595	-42	-7%
55 to 59	516	620	552	496	586	70	14%
60 to 61	172	225	215	206	240	68	40%
62 to 64	183	299	288	293	309	126	69%
65 to 69	174	292	318	267	223	49	28%
70 to 74	134	220	290	282	280	146	109%
75 to 79	104	122	193	224	222	118	113%
80 to 84	98	90	142	178	169	71	72%
85 and over	93	96	102	147	162	69	74%
Median Age	35.8	36.7	37.6	38.3	39.4	3.6	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,802	7,933	8,059	8,219	8,275	473	6%
Hispanic	1,202	1,606	1,971	2,393	2,805	1,603	133%
Non-Hispanic	6,600	6,327	6,088	5,826	5,470	-1,130	-17%
White	5,003	4,405	3,854	3,245	2,557	-2,446	-49%
Black	453	602	744	901	1,060	607	134%
American Indian	16	16	17	17	17	1	6%
Asian	616	761	887	1,032	1,168	552	90%
Hawaiian / Pacific Islander	30	34	34	34	34	4	13%
Other	24	21	21	21	21	-3	-13%
Two or More Races	458	488	531	576	613	155	34%

GROWTH TRENDS IN TOTAL POPULATION



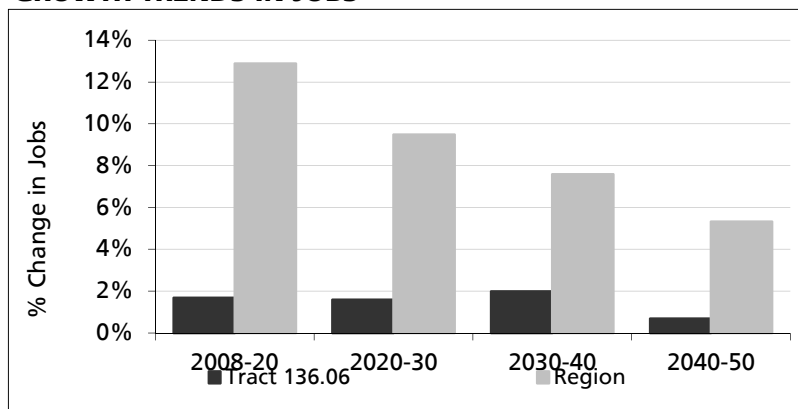
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,760	2,795	2,807	2,819	2,830	70	3%
Civilian Jobs	2,760	2,795	2,807	2,819	2,830	70	3%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	936	936	936	936	936	0	0%
Developed Acres	850	853	853	854	854	4	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	151	151	151	151	151	0	0%
Multiple Family	94	94	94	94	94	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	15	17	17	17	18	3	23%
Commercial/Services	111	111	111	111	111	0	0%
Office	2	2	2	2	2	0	0%
Schools	174	174	174	174	174	0	0%
Roads and Freeways	117	117	117	117	117	1	1%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	187	187	187	187	187	0	0%
Vacant Developable Acres	15	12	12	12	11	-4	-27%
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	8	5	5	5	4	-4	-50%
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	7	7	7	7	7	0	0%
Constrained Acres	71	71	71	71	71	0	0%
Employment Density³	9.2	9.2	9.2	9.3	9.3	0.1	1%
Residential Density⁴	11.5	11.5	11.5	11.5	11.5	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).