

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 133.11



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,200	9,276	9,295	9,650	9,663	463	5%
Household Population	9,200	9,276	9,295	9,650	9,663	463	5%
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	2,886	2,886	2,924	3,058	3,058	172	6%
Single Family	2,510	2,510	2,548	2,548	2,548	38	2%
Multiple Family	376	376	376	510	510	134	36%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,716	2,754	2,802	2,939	2,944	228	8%
Single Family	2,343	2,383	2,432	2,435	2,440	97	4%
Multiple Family	373	371	370	504	504	131	35%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.9%	4.6%	4.2%	3.9%	3.7%	-2.2	-37%
Single Family	6.7%	5.1%	4.6%	4.4%	4.2%	-2.5	-37%
Multiple Family	0.8%	1.3%	1.6%	1.2%	1.2%	0.4	50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.39	3.37	3.32	3.28	3.28	-0.11	-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	35	34	29	25	19	-16	-46%
\$15,000-\$29,999	89	90	77	63	50	-39	-44%
\$30,000-\$44,999	198	198	166	145	120	-78	-39%
\$45,000-\$59,999	234	241	223	211	181	-53	-23%
\$60,000-\$74,999	513	480	477	478	430	-83	-16%
\$75,000-\$99,999	645	649	652	665	626	-19	-3%
\$100,000-\$124,999	358	392	408	432	431	73	20%
\$125,000-\$149,999	333	362	375	393	410	77	23%
\$150,000-\$199,999	184	218	281	357	415	231	126%
\$200,000 or more	127	90	114	170	262	135	106%
Total Households	2,716	2,754	2,802	2,939	2,944	228	8%
Median Household Income							
Adjusted for inflation (\$1999)	\$86,202	\$87,866	\$91,449	\$95,583	\$102,668	\$16,466	19%

***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.

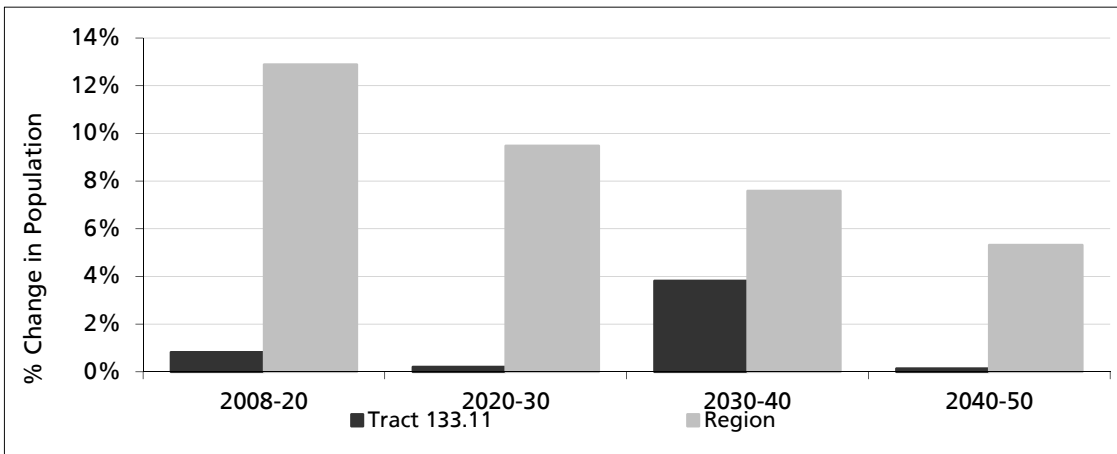
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,200	9,276	9,295	9,650	9,663	463	5%
Under 5	1,038	908	861	922	828	-210	-20%
5 to 9	817	883	879	871	858	41	5%
10 to 14	806	908	856	902	877	71	9%
15 to 17	523	482	495	502	509	-14	-3%
18 to 19	274	247	223	189	192	-82	-30%
20 to 24	738	642	686	649	639	-99	-13%
25 to 29	416	372	337	421	397	-19	-5%
30 to 34	318	307	333	324	319	1	0%
35 to 39	630	607	632	675	666	36	6%
40 to 44	973	868	928	928	1,027	54	6%
45 to 49	901	837	750	861	864	-37	-4%
50 to 54	619	635	595	613	578	-41	-7%
55 to 59	403	499	444	412	482	79	20%
60 to 61	172	236	259	221	281	109	63%
62 to 64	186	262	245	288	279	93	50%
65 to 69	151	278	341	313	309	158	105%
70 to 74	104	173	226	287	304	200	192%
75 to 79	73	64	103	140	120	47	64%
80 to 84	25	25	52	55	36	11	44%
85 and over	33	43	50	77	98	65	197%
Median Age	29.9	33.2	34.7	35.3	36.6	6.7	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	9,200	9,276	9,295	9,650	9,663	463	5%
Hispanic	2,734	2,925	3,063	3,353	3,565	831	30%
Non-Hispanic	6,466	6,351	6,232	6,297	6,098	-368	-6%
White	2,944	2,668	2,374	2,119	1,707	-1,237	-42%
Black	427	531	612	732	829	402	94%
American Indian	20	29	38	39	46	26	130%
Asian	2,678	2,681	2,686	2,789	2,823	145	5%
Hawaiian / Pacific Islander	39	38	48	43	49	10	26%
Other	13	8	11	22	35	22	169%
Two or More Races	345	396	463	553	609	264	77%

GROWTH TRENDS IN TOTAL POPULATION



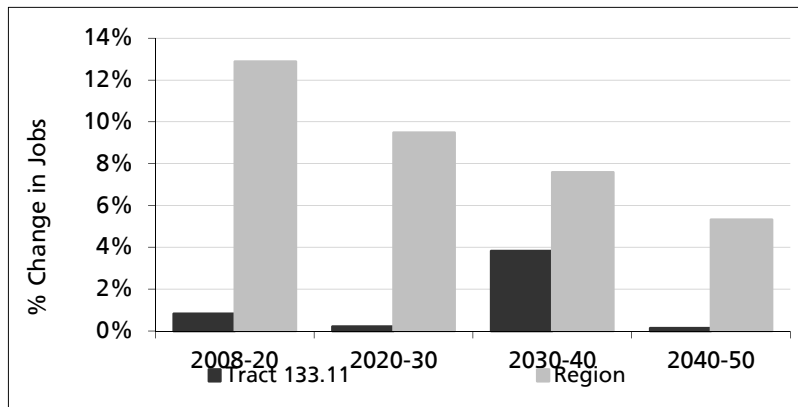
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,391	1,391	1,391	1,414	1,414	23	2%
Civilian Jobs	1,391	1,391	1,391	1,414	1,414	23	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	878	878	878	878	878	0	0%
Developed Acres	866	866	870	878	878	12	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	301	301	305	305	305	4	1%
Multiple Family	21	21	21	29	29	8	41%
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	19	19	19	19	19	0	0%
Commercial/Services	192	192	192	192	192	0	0%
Office	0	0	0	0	0	0	0%
Schools	56	56	56	56	56	0	0%
Roads and Freeways	191	191	191	191	191	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	86	86	86	86	86	0	0%
Vacant Developable Acres	12	12	8	0	0	-12	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	4	0	0	0	-4	-100%
Multiple Family	8	8	8	0	0	-8	-100%
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	5.2	5.2	5.2	5.3	5.3	0.1	2%
Residential Density⁴	9.0	9.0	9.0	9.2	9.2	0.2	2%

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).