

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 131.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,115	6,273	6,026	7,086	8,396	2,281	37%
Household Population	6,046	6,169	5,855	6,843	8,099	2,053	34%
Group Quarters Population	69	104	171	243	297	228	330%
Civilian	69	104	171	243	297	228	330%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,206	2,206	2,061	2,354	2,725	519	24%
Single Family	802	802	778	773	752	-50	-6%
Multiple Family	1,257	1,257	1,267	1,565	1,973	716	57%
Mobile Homes	147	147	16	16	0	-147	-100%
Occupied Housing Units	2,082	2,110	1,972	2,261	2,638	556	27%
Single Family	704	739	722	721	707	3	0%
Multiple Family	1,236	1,230	1,237	1,527	1,931	695	56%
Mobile Homes	142	141	13	13	0	-142	-100%
Vacancy Rate	5.6%	4.4%	4.3%	4.0%	3.2%	-2.4	-43%
Single Family	12.2%	7.9%	7.2%	6.7%	6.0%	-6.2	-51%
Multiple Family	1.7%	2.1%	2.4%	2.4%	2.1%	0.4	24%
Mobile Homes	3.4%	4.1%	18.8%	18.8%	0.0%	-3.4	-100%
Persons per Household	2.90	2.92	2.97	3.03	3.07	0.17	6%

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	442	347	257	212	202	-240	-54%
\$15,000-\$29,999	457	391	311	274	266	-191	-42%
\$30,000-\$44,999	454	412	351	328	330	-124	-27%
\$45,000-\$59,999	434	460	430	442	481	47	11%
\$60,000-\$74,999	103	174	183	237	310	207	201%
\$75,000-\$99,999	105	187	241	372	485	380	362%
\$100,000-\$124,999	43	64	87	172	236	193	449%
\$125,000-\$149,999	20	39	52	85	115	95	475%
\$150,000-\$199,999	19	31	50	99	156	137	721%
\$200,000 or more	5	5	10	40	57	52	1040%
Total Households	2,082	2,110	1,972	2,261	2,638	556	27%
Median Household Income							
Adjusted for inflation (\$1999)	\$34,692	\$41,541	\$47,337	\$55,741	\$61,935	\$27,243	79%

***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.

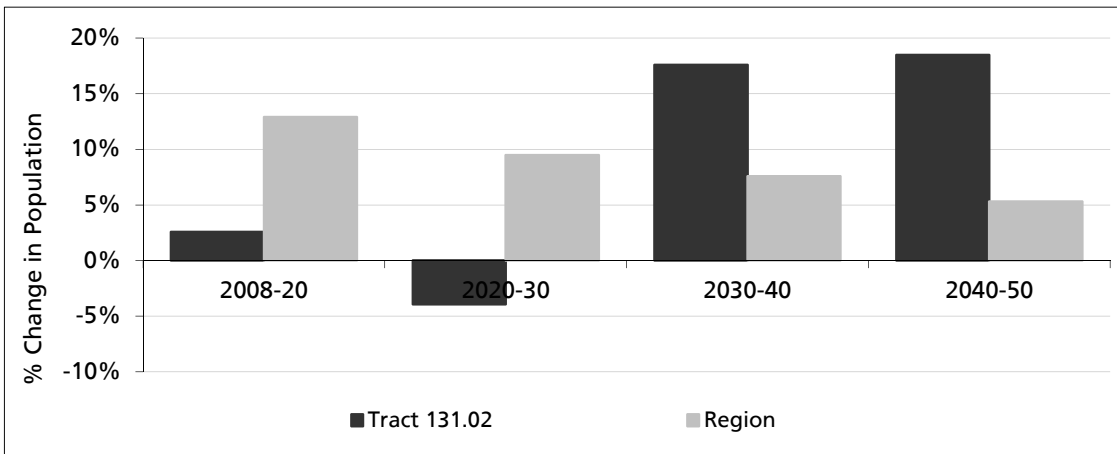
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,115	6,273	6,026	7,086	8,396	2,281	37%
Under 5	607	549	480	529	574	-33	-5%
5 to 9	394	430	368	419	466	72	18%
10 to 14	394	424	365	404	464	70	18%
15 to 17	284	251	228	245	286	2	1%
18 to 19	186	149	143	151	179	-7	-4%
20 to 24	407	341	370	404	463	56	14%
25 to 29	494	506	443	503	567	73	15%
30 to 34	543	500	419	535	591	48	9%
35 to 39	472	406	421	470	538	66	14%
40 to 44	498	454	417	435	591	93	19%
45 to 49	465	448	361	470	544	79	17%
50 to 54	347	382	348	392	423	76	22%
55 to 59	270	371	352	364	488	218	81%
60 to 61	80	118	121	137	175	95	119%
62 to 64	101	172	180	224	251	150	149%
65 to 69	149	263	327	406	455	306	205%
70 to 74	125	188	248	318	416	291	233%
75 to 79	148	165	239	343	424	276	186%
80 to 84	91	87	125	214	308	217	238%
85 and over	60	69	71	123	193	133	222%
Median Age	32.7	34.9	37.3	38.8	40.6	7.9	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,115	6,273	6,026	7,086	8,396	2,281	37%
Hispanic	3,696	4,004	3,961	4,784	5,778	2,082	56%
Non-Hispanic	2,419	2,269	2,065	2,302	2,618	199	8%
White	1,448	1,313	1,166	1,272	1,434	-14	-1%
Black	458	458	427	474	524	66	14%
American Indian	24	17	12	11	10	-14	-58%
Asian	261	270	263	315	383	122	47%
Hawaiian / Pacific Islander	33	27	21	22	24	-9	-27%
Other	15	11	10	11	12	-3	-20%
Two or More Races	180	173	166	197	231	51	28%

GROWTH TRENDS IN TOTAL POPULATION



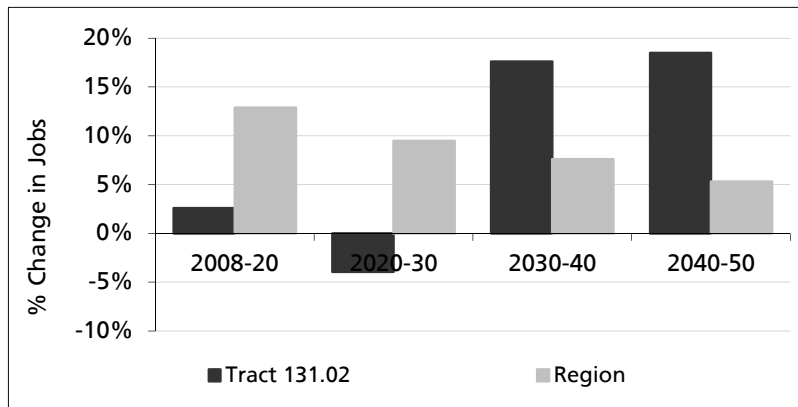
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,238	1,238	2,025	2,046	2,046	808	65%
Civilian Jobs	1,238	1,238	2,025	2,046	2,046	808	65%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	478	478	478	478	478	0	0%
Developed Acres	465	465	473	475	477	13	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	130	130	126	125	121	-9	-7%
Multiple Family	44	44	45	49	56	12	28%
Mobile Homes	9	9	1	1	0	-9	-100%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	34	34	34	34	--
Industrial	2	2	0	0	0	-2	-95%
Commercial/Services	195	195	181	181	181	-14	-7%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	62	62	62	62	62	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	13	13	5	2	0	-13	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-91%
Multiple Family	6	6	5	2	0	-6	-100%
Mixed Use	6	6	0	0	0	-6	-100%
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	5.8	5.8	9.4	9.5	9.5	3.7	65%
Residential Density⁴	11.8	11.8	10.6	12.0	13.7	1.9	16%

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).