

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 128.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,689	3,997	4,266	4,533	5,299	1,610	44%
Household Population	3,668	3,941	4,151	4,326	5,059	1,391	38%
Group Quarters Population	21	56	115	207	240	219	1043%
Civilian	21	56	115	207	240	219	1043%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,412	1,527	1,575	1,609	1,832	420	30%
Single Family	928	912	912	930	927	-1	0%
Multiple Family	484	615	663	679	905	421	87%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,352	1,441	1,499	1,533	1,758	406	30%
Single Family	884	853	859	877	877	-7	-1%
Multiple Family	468	588	640	656	881	413	88%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.2%	5.6%	4.8%	4.7%	4.0%	-0.2	-5%
Single Family	4.7%	6.5%	5.8%	5.7%	5.4%	0.7	15%
Multiple Family	3.3%	4.4%	3.5%	3.4%	2.7%	-0.6	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.71	2.73	2.77	2.82	2.88	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	192	153	126	101	96	-96	-50%
\$15,000-\$29,999	305	277	259	248	256	-49	-16%
\$30,000-\$44,999	239	231	229	224	248	9	4%
\$45,000-\$59,999	203	220	224	224	250	47	23%
\$60,000-\$74,999	195	209	217	221	261	66	34%
\$75,000-\$99,999	130	203	221	234	282	152	117%
\$100,000-\$124,999	36	64	109	143	187	151	419%
\$125,000-\$149,999	20	39	60	74	96	76	380%
\$150,000-\$199,999	32	40	44	51	67	35	109%
\$200,000 or more	0	5	10	13	15	15	0%
Total Households	1,352	1,441	1,499	1,533	1,758	406	30%
Median Household Income							
Adjusted for inflation (\$1999)	\$41,234	\$49,057	\$54,074	\$57,958	\$61,667	\$20,433	50%

***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.

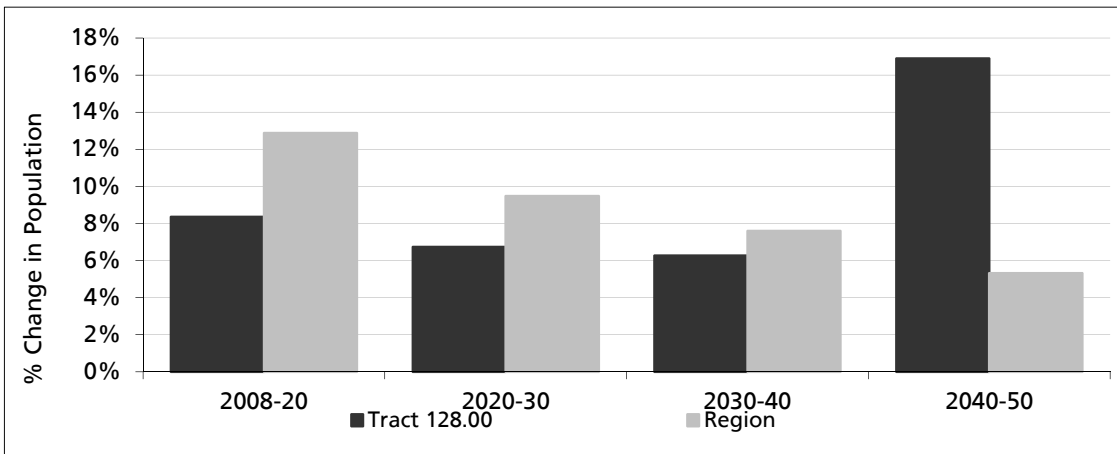
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,689	3,997	4,266	4,533	5,299	1,610	44%
Under 5	256	244	238	236	256	0	0%
5 to 9	251	270	262	278	296	45	18%
10 to 14	227	245	236	244	271	44	19%
15 to 17	160	148	138	137	153	-7	-4%
18 to 19	118	107	108	101	115	-3	-3%
20 to 24	240	210	240	236	271	31	13%
25 to 29	283	306	302	299	335	52	18%
30 to 34	218	217	205	239	260	42	19%
35 to 39	262	233	254	249	292	30	11%
40 to 44	248	235	234	213	299	51	21%
45 to 49	254	241	208	244	280	26	10%
50 to 54	203	216	214	222	231	28	14%
55 to 59	193	252	252	224	299	106	55%
60 to 61	90	125	130	127	164	74	82%
62 to 64	100	161	158	162	184	84	84%
65 to 69	145	251	331	355	373	228	157%
70 to 74	129	207	287	306	360	231	179%
75 to 79	112	129	204	266	320	208	186%
80 to 84	100	93	145	203	251	151	151%
85 and over	100	107	120	192	289	189	189%
Median Age	36.7	40.4	43.2	45.7	46.8	10.1	28%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,689	3,997	4,266	4,533	5,299	1,610	44%
Hispanic	1,893	2,211	2,464	2,725	3,268	1,375	73%
Non-Hispanic	1,796	1,786	1,802	1,808	2,031	235	13%
White	1,402	1,372	1,373	1,366	1,524	122	9%
Black	117	128	133	135	148	31	26%
American Indian	30	24	19	15	14	-16	-53%
Asian	105	119	130	142	170	65	62%
Hawaiian / Pacific Islander	32	29	25	22	24	-8	-25%
Other	7	6	6	6	6	-1	-14%
Two or More Races	103	108	116	122	145	42	41%

GROWTH TRENDS IN TOTAL POPULATION



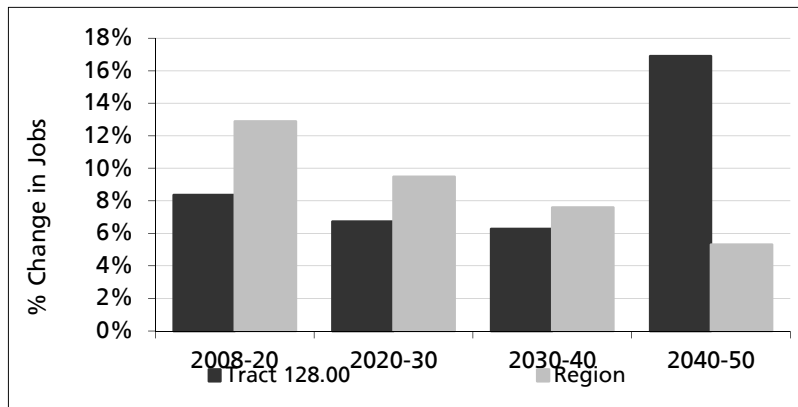
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	713	803	911	911	911	198	28%
Civilian Jobs	713	803	911	911	911	198	28%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	255	255	255	255	255	0	0%
Developed Acres	247	250	250	255	255	8	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	159	157	157	161	160	1	1%
Multiple Family	15	16	15	16	17	2	12%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	11	11	11	11	--
Industrial	1	1	1	1	1	0	0%
Commercial/Services	10	9	5	5	5	-5	-49%
Office	3	3	2	2	2	-2	-47%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	59	59	59	59	59	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	8	5	5	0	0	-8	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	5	4	0	0	-5	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	3	0	0	0	0	-3	-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	49.0	50.2	66.2	66.2	66.2	17.2	35%
Residential Density⁴	8.1	8.7	8.9	8.8	10.0	1.9	24%

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).