

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 134.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,275	5,394	5,375	5,390	5,398	123	2%
Household Population	5,260	5,373	5,345	5,350	5,349	89	2%
Group Quarters Population	15	21	30	40	49	34	227%
Civilian	15	21	30	40	49	34	227%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,916	1,916	1,916	1,916	1,916	0	0%
Single Family	1,323	1,323	1,323	1,323	1,323	0	0%
Multiple Family	593	593	593	593	593	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,768	1,820	1,829	1,831	1,835	67	4%
Single Family	1,186	1,235	1,243	1,245	1,249	63	5%
Multiple Family	582	585	586	586	586	4	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.7%	5.0%	4.5%	4.4%	4.2%	-3.5	-45%
Single Family	10.4%	6.7%	6.0%	5.9%	5.6%	-4.8	-46%
Multiple Family	1.9%	1.3%	1.2%	1.2%	1.2%	-0.7	-37%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.98	2.95	2.92	2.92	2.91	-0.07	-2%

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	96	88	80	67	55	-41	-43%
\$15,000-\$29,999	216	211	158	135	115	-101	-47%
\$30,000-\$44,999	295	295	252	227	193	-102	-35%
\$45,000-\$59,999	317	322	294	279	242	-75	-24%
\$60,000-\$74,999	266	245	244	244	217	-49	-18%
\$75,000-\$99,999	306	306	312	312	297	-9	-3%
\$100,000-\$124,999	151	179	200	209	216	65	43%
\$125,000-\$149,999	74	98	117	133	149	75	101%
\$150,000-\$199,999	33	63	126	158	213	180	545%
\$200,000 or more	14	13	46	67	138	124	886%
Total Households	1,768	1,820	1,829	1,831	1,835	67	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,107	\$59,720	\$68,023	\$72,756	\$83,039	\$24,932	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.

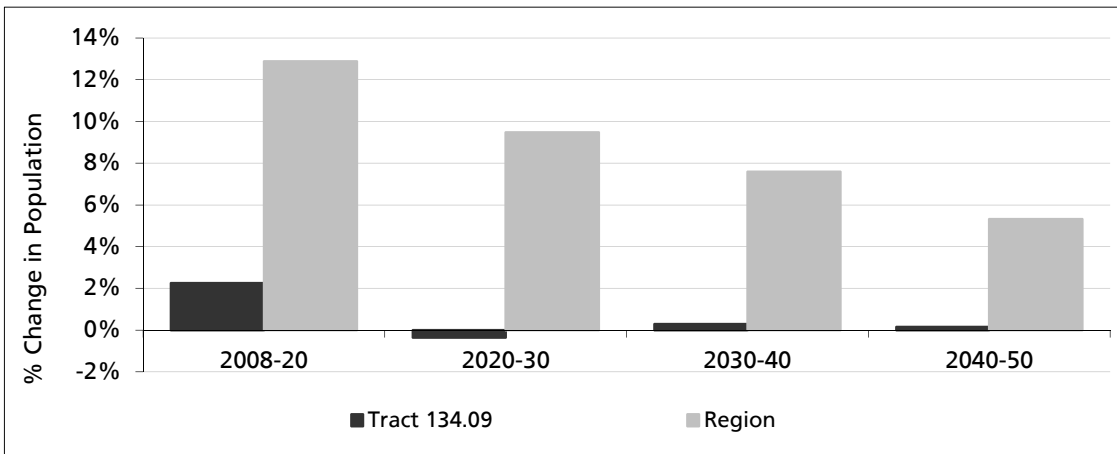
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,275	5,394	5,375	5,390	5,398	123	2%
Under 5	431	378	360	351	339	-92	-21%
5 to 9	257	267	250	255	246	-11	-4%
10 to 14	274	287	266	271	269	-5	-2%
15 to 17	232	204	186	181	183	-49	-21%
18 to 19	176	135	126	123	129	-47	-27%
20 to 24	380	317	337	308	308	-72	-19%
25 to 29	374	349	320	302	301	-73	-20%
30 to 34	314	283	240	272	257	-57	-18%
35 to 39	337	300	325	334	336	-1	0%
40 to 44	284	273	276	252	287	3	1%
45 to 49	437	418	366	421	415	-22	-5%
50 to 54	398	380	353	350	324	-74	-19%
55 to 59	390	476	449	402	468	78	20%
60 to 61	163	231	237	239	265	102	63%
62 to 64	134	188	174	179	170	36	27%
65 to 69	245	362	383	334	311	66	27%
70 to 74	174	259	322	303	296	122	70%
75 to 79	111	122	183	207	172	61	55%
80 to 84	101	89	138	173	151	50	50%
85 and over	63	76	84	133	171	108	171%
Median Age	38.0	43.2	45.0	45.5	45.5	7.5	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,275	5,394	5,375	5,390	5,398	123	2%
Hispanic	2,315	2,488	2,603	2,755	2,951	636	27%
Non-Hispanic	2,960	2,906	2,772	2,635	2,447	-513	-17%
White	1,988	1,828	1,616	1,403	1,141	-847	-43%
Black	129	158	184	211	240	111	86%
American Indian	22	51	63	68	68	46	209%
Asian	627	637	639	646	659	32	5%
Hawaiian / Pacific Islander	25	27	29	29	31	6	24%
Other	5	14	18	21	21	16	320%
Two or More Races	164	191	223	257	287	123	75%

GROWTH TRENDS IN TOTAL POPULATION



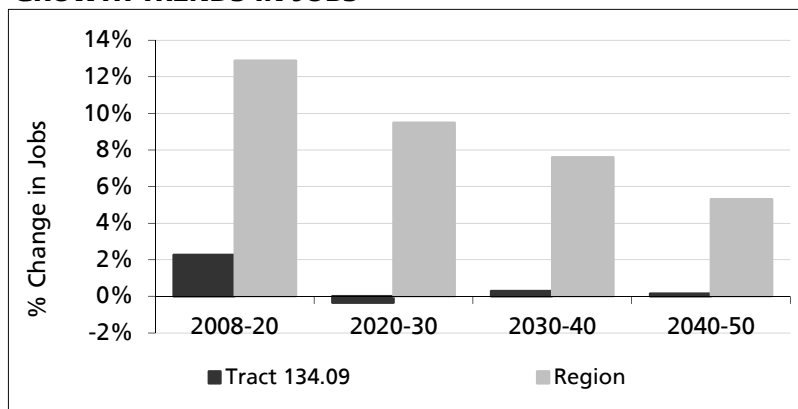
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,574	1,666	1,666	1,666	1,666	92	6%
Civilian Jobs	1,574	1,666	1,666	1,666	1,666	92	6%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	633	633	633	633	633	0	0%
Developed Acres	633	633	633	633	633	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	266	266	266	266	266	0	0%
Multiple Family	33	33	33	33	33	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	15	15	15	15	0	0%
Commercial/Services	57	57	57	57	57	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	96	96	96	96	96	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	155	155	155	155	155	0	0%
Vacant Developable Acres	0	0	0	0	0	0	0%
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	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	19.0	20.1	20.1	20.1	20.1	1.1	6%
Residential Density⁴	6.4	6.4	6.4	6.4	6.4	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).