

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 139.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,060	4,726	5,188	5,304	5,376	1,316	32%
Household Population	4,036	4,697	5,153	5,255	5,315	1,279	32%
Group Quarters Population	24	29	35	49	61	37	154%
Civilian	24	29	35	49	61	37	154%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,336	1,490	1,612	1,615	1,617	281	21%
Single Family	405	556	650	653	653	248	61%
Multiple Family	829	832	858	858	858	29	3%
Mobile Homes	102	102	104	104	106	4	4%
Occupied Housing Units	1,239	1,432	1,554	1,557	1,562	323	26%
Single Family	383	532	627	630	631	248	65%
Multiple Family	763	810	834	834	835	72	9%
Mobile Homes	93	90	93	93	96	3	3%
Vacancy Rate	7.3%	3.9%	3.6%	3.6%	3.4%	-3.9	-53%
Single Family	5.4%	4.3%	3.5%	3.5%	3.4%	-2.0	-37%
Multiple Family	8.0%	2.6%	2.8%	2.8%	2.7%	-5.3	-66%
Mobile Homes	8.8%	11.8%	10.6%	10.6%	0.0%	-8.8	-100%
Persons per Household	3.26	3.28	3.32	3.38	3.40	0.14	4%

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	235	181	143	108	92	-143	-61%
\$15,000-\$29,999	392	325	275	230	200	-192	-49%
\$30,000-\$44,999	224	191	165	134	116	-108	-48%
\$45,000-\$59,999	188	195	191	173	161	-27	-14%
\$60,000-\$74,999	86	132	167	165	161	75	87%
\$75,000-\$99,999	39	220	330	367	376	337	864%
\$100,000-\$124,999	38	79	126	184	238	200	526%
\$125,000-\$149,999	16	31	36	48	48	32	200%
\$150,000-\$199,999	14	67	99	101	107	93	664%
\$200,000 or more	7	11	22	47	63	56	800%
Total Households	1,239	1,432	1,554	1,557	1,562	323	26%
Median Household Income							
Adjusted for inflation (\$1999)	\$29,713	\$46,462	\$60,269	\$72,136	\$78,391	\$48,678	164%

***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.

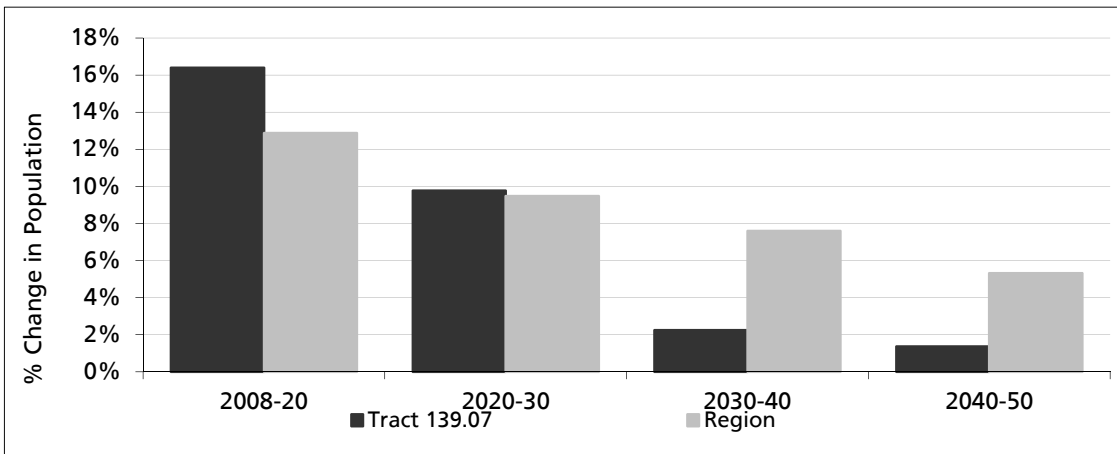
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,060	4,726	5,188	5,304	5,376	1,316	32%
Under 5	428	461	480	475	452	24	6%
5 to 9	309	365	372	368	350	41	13%
10 to 14	401	469	481	472	469	68	17%
15 to 17	226	225	247	239	236	10	4%
18 to 19	146	148	169	168	167	21	14%
20 to 24	286	274	356	350	337	51	18%
25 to 29	289	348	336	342	324	35	12%
30 to 34	274	293	279	317	305	31	11%
35 to 39	262	238	290	266	275	13	5%
40 to 44	239	256	273	252	289	50	21%
45 to 49	270	280	265	314	288	18	7%
50 to 54	214	257	263	271	256	42	20%
55 to 59	178	262	254	221	272	94	53%
60 to 61	90	150	159	142	160	70	78%
62 to 64	84	165	193	185	191	107	127%
65 to 69	83	157	217	223	215	132	159%
70 to 74	85	144	217	233	236	151	178%
75 to 79	66	76	121	132	126	60	91%
80 to 84	56	58	92	135	136	80	143%
85 and over	74	100	124	199	292	218	295%
Median Age	29.0	31.2	32.7	33.8	35.9	6.9	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,060	4,726	5,188	5,304	5,376	1,316	32%
Hispanic	1,832	2,333	2,695	2,876	3,004	1,172	64%
Non-Hispanic	2,228	2,393	2,493	2,428	2,372	144	6%
White	783	655	542	401	283	-500	-64%
Black	842	1,071	1,242	1,325	1,398	556	66%
American Indian	4	4	4	4	3	-1	-25%
Asian	306	360	393	399	400	94	31%
Hawaiian / Pacific Islander	51	54	55	52	50	-1	-2%
Other	14	14	13	13	13	-1	-7%
Two or More Races	228	235	244	234	225	-3	-1%

GROWTH TRENDS IN TOTAL POPULATION



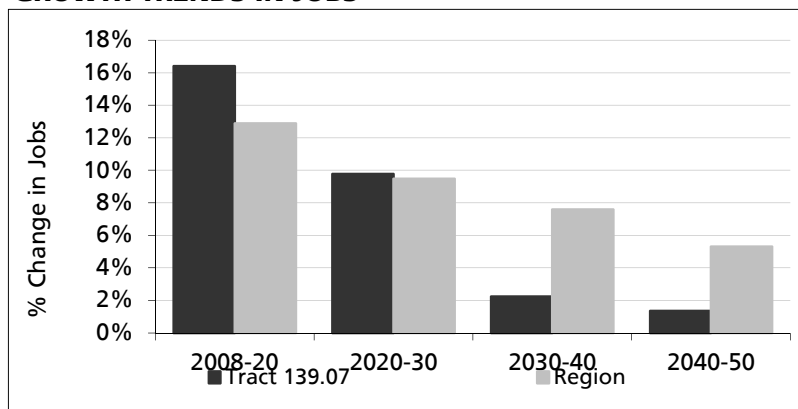
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	525	528	528	528	528	3	1%
Civilian Jobs	525	528	528	528	528	3	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	330	330	330	330	330	0	0%
Developed Acres	259	299	324	326	326	67	26%
Low Density Single Family	8	5	18	20	20	12	150%
Single Family	119	161	172	172	172	53	45%
Multiple Family	40	40	41	41	41	1	4%
Mobile Homes	10	10	10	10	10	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	49	50	50	50	50	1	1%
Commercial/Services	1	1	1	1	1	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	20	20	20	20	20	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	10	0	0%
Vacant Developable Acres	68	27	3	1	1	-67	-99%
Low Density Single Family	14	14	2	0	0	-14	-100%
Single Family	51	12	1	1	1	-51	-99%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	0	0	0	0	-1	-100%
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	4	4	4	4	4	0	0%
Employment Density³	10.3	10.3	10.3	10.3	10.3	-0.1	-1%
Residential Density⁴	7.6	6.9	6.7	6.6	6.6	-0.9	-12%

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).