

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 137.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,205	2,411	2,447	2,496	2,514	309	14%
Household Population	2,205	2,411	2,447	2,496	2,514	309	14%
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	879	947	947	947	947	68	8%
Single Family	800	868	868	868	868	68	9%
Multiple Family	79	79	79	79	79	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	850	915	917	918	921	71	8%
Single Family	774	847	848	848	851	77	10%
Multiple Family	76	68	69	70	70	-6	-8%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.4%	3.2%	3.1%	2.7%	-0.6	-18%
Single Family	3.3%	2.4%	2.3%	2.3%	2.0%	-1.3	-39%
Multiple Family	3.8%	13.9%	12.7%	11.4%	11.4%	7.6	200%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.59	2.63	2.67	2.72	2.73	0.14	5%

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	63	43	35	29	24	-39	-62%
\$15,000-\$29,999	101	92	78	65	59	-42	-42%
\$30,000-\$44,999	113	91	74	60	53	-60	-53%
\$45,000-\$59,999	49	42	33	23	20	-29	-59%
\$60,000-\$74,999	67	63	58	50	47	-20	-30%
\$75,000-\$99,999	142	148	148	144	141	-1	-1%
\$100,000-\$124,999	106	115	117	117	117	11	10%
\$125,000-\$149,999	78	117	117	117	117	39	50%
\$150,000-\$199,999	26	91	121	142	145	119	458%
\$200,000 or more	105	113	136	171	198	93	89%
Total Households	850	915	917	918	921	71	8%
Median Household Income							
Adjusted for inflation (\$1999)	\$80,634	\$96,368	\$106,944	\$118,803	\$124,893	\$44,259	55%

***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.

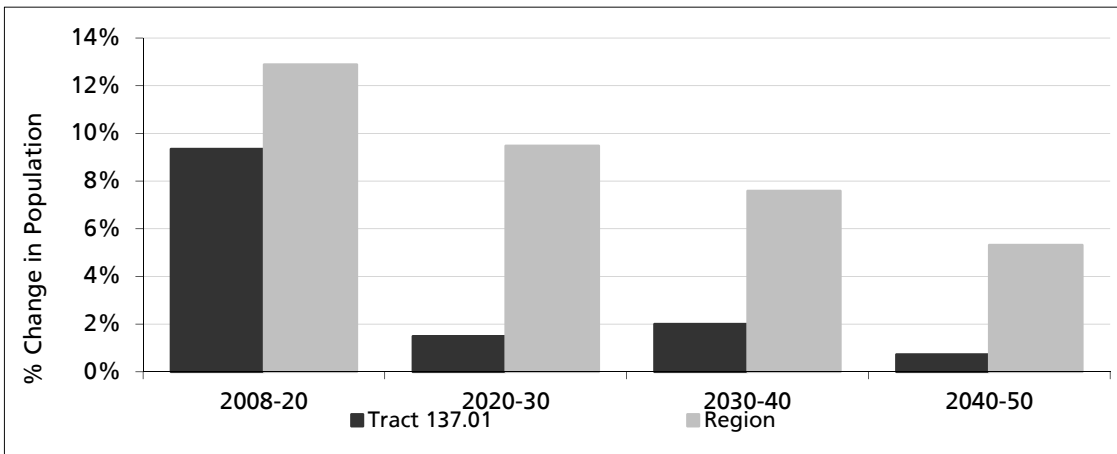
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,205	2,411	2,447	2,496	2,514	309	14%
Under 5	67	60	57	54	58	-9	-13%
5 to 9	77	84	91	98	106	29	38%
10 to 14	129	129	122	129	134	5	4%
15 to 17	93	96	90	99	98	5	5%
18 to 19	59	49	40	37	34	-25	-42%
20 to 24	168	165	165	165	175	7	4%
25 to 29	100	123	121	119	124	24	24%
30 to 34	69	72	73	81	91	22	32%
35 to 39	93	85	97	105	121	28	30%
40 to 44	117	106	115	117	138	21	18%
45 to 49	168	126	101	131	132	-36	-21%
50 to 54	188	161	132	146	141	-47	-25%
55 to 59	194	225	183	168	212	18	9%
60 to 61	66	78	69	62	76	10	15%
62 to 64	98	153	136	135	137	39	40%
65 to 69	149	249	265	230	204	55	37%
70 to 74	101	174	205	179	167	66	65%
75 to 79	117	134	193	191	135	18	15%
80 to 84	87	76	121	143	116	29	33%
85 and over	65	66	71	107	115	50	77%
Median Age	48.9	53.4	55.5	53.9	51.6	2.7	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,205	2,411	2,447	2,496	2,514	309	14%
Hispanic	238	362	469	605	757	519	218%
Non-Hispanic	1,967	2,049	1,978	1,891	1,757	-210	-11%
White	1,722	1,733	1,601	1,440	1,217	-505	-29%
Black	61	91	116	149	190	129	211%
American Indian	20	24	24	25	25	5	25%
Asian	66	89	108	131	157	91	138%
Hawaiian / Pacific Islander	8	9	9	9	9	1	13%
Other	25	26	28	31	35	10	40%
Two or More Races	65	77	92	106	124	59	91%

GROWTH TRENDS IN TOTAL POPULATION



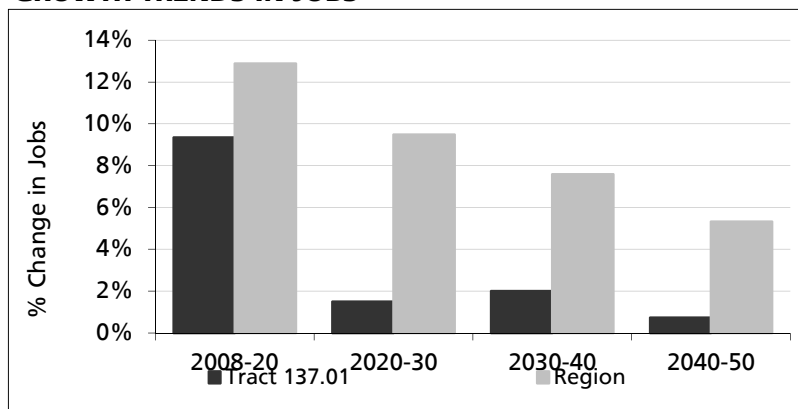
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	796	812	813	813	813	17	2%
Civilian Jobs	796	812	813	813	813	17	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	563	563	563	563	563	0	0%
Developed Acres	534	561	561	561	561	26	5%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	377	403	403	403	403	25	7%
Multiple Family	2	2	2	2	2	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	0	0	0	0	0	0	0%
Commercial/Services	28	29	29	29	29	1	4%
Office	2	2	2	2	2	0	0%
Schools	46	46	46	46	46	0	0%
Roads and Freeways	72	72	72	72	72	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	7	0	0%
Vacant Developable Acres	27	1	1	1	1	-26	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	27	1	1	1	1	-26	-97%
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	2	2	2	2	2	0	0%
Employment Density³	10.6	10.6	10.6	10.6	10.6	0.1	1%
Residential Density⁴	2.3	2.3	2.3	2.3	2.3	0.0	1%

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).