

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 139.05



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,905	3,934	5,254	5,437	5,495	1,590	41%
Household Population	3,905	3,934	5,254	5,437	5,495	1,590	41%
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	1,206	1,206	1,596	1,623	1,623	417	35%
Single Family	1,206	1,206	1,596	1,623	1,623	417	35%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,176	1,177	1,562	1,589	1,592	416	35%
Single Family	1,176	1,177	1,562	1,589	1,592	416	35%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.5%	2.4%	2.1%	2.1%	1.9%	-0.6	-24%
Single Family	2.5%	2.4%	2.1%	2.1%	1.9%	-0.6	-24%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.32	3.34	3.36	3.42	3.45	0.13	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	79	60	43	30	26	-53	-67%
\$15,000-\$29,999	125	89	70	57	48	-77	-62%
\$30,000-\$44,999	166	146	127	109	94	-72	-43%
\$45,000-\$59,999	120	120	118	107	101	-19	-16%
\$60,000-\$74,999	216	204	226	222	216	0	0%
\$75,000-\$99,999	260	297	439	446	447	187	72%
\$100,000-\$124,999	96	135	275	322	328	232	242%
\$125,000-\$149,999	41	55	90	99	125	84	205%
\$150,000-\$199,999	56	65	111	123	126	70	125%
\$200,000 or more	17	6	63	74	81	64	376%
Total Households	1,176	1,177	1,562	1,589	1,592	416	35%
Median Household Income							
Adjusted for inflation (\$1999)	\$66,806	\$72,757	\$86,219	\$90,107	\$92,394	\$25,588	38%

***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.

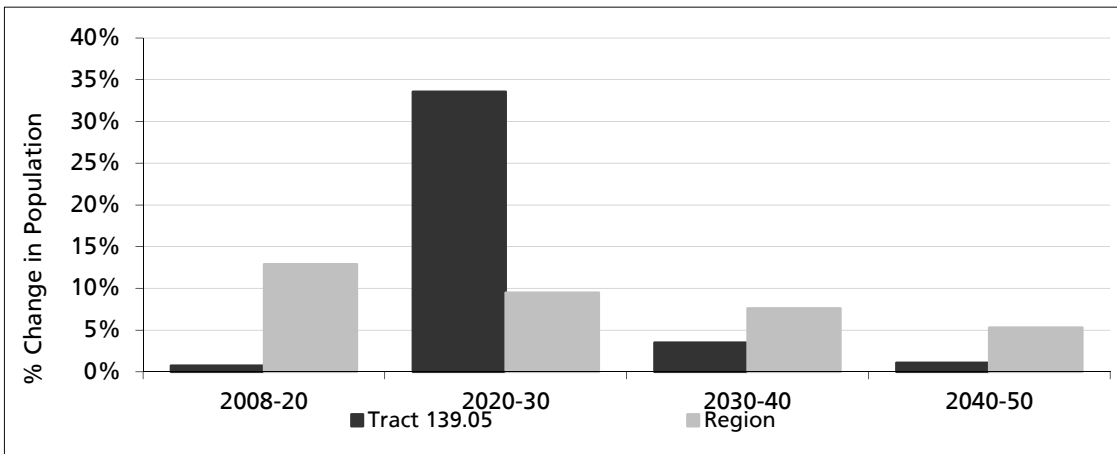
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,905	3,934	5,254	5,437	5,495	1,590	41%
Under 5	256	224	284	276	257	1	0%
5 to 9	197	186	241	233	219	22	11%
10 to 14	256	254	310	301	294	38	15%
15 to 17	188	162	205	207	201	13	7%
18 to 19	129	110	152	149	150	21	16%
20 to 24	300	265	372	365	354	54	18%
25 to 29	240	257	311	306	289	49	20%
30 to 34	222	206	240	251	231	9	4%
35 to 39	248	189	296	280	267	19	8%
40 to 44	307	256	348	341	371	64	21%
45 to 49	387	327	364	436	416	29	7%
50 to 54	351	341	405	426	416	65	19%
55 to 59	293	354	410	376	470	177	60%
60 to 61	101	149	193	182	217	116	115%
62 to 64	95	174	247	267	268	173	182%
65 to 69	101	177	296	312	302	201	199%
70 to 74	95	149	281	301	286	191	201%
75 to 79	60	67	139	179	180	120	200%
80 to 84	44	49	105	166	202	158	359%
85 and over	35	38	55	83	105	70	200%
Median Age	38.3	42.2	43.1	45.1	46.4	8.1	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,905	3,934	5,254	5,437	5,495	1,590	41%
Hispanic	1,086	1,322	1,994	2,285	2,506	1,420	131%
Non-Hispanic	2,819	2,612	3,260	3,152	2,989	170	6%
White	1,722	1,375	1,472	1,170	861	-861	-50%
Black	527	635	960	1,096	1,208	681	129%
American Indian	15	15	19	18	18	3	20%
Asian	279	314	448	491	520	241	86%
Hawaiian / Pacific Islander	33	35	43	44	45	12	36%
Other	11	11	15	15	15	4	36%
Two or More Races	232	227	303	318	322	90	39%

GROWTH TRENDS IN TOTAL POPULATION



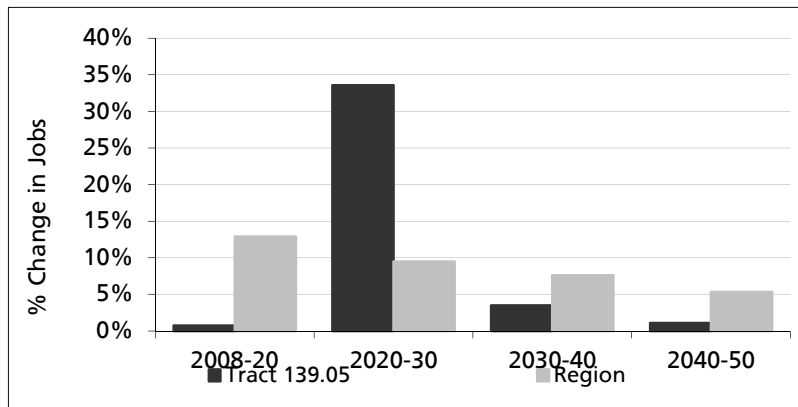
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	78	78	97	97	97	19	24%
Civilian Jobs	78	78	97	97	97	19	24%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	573	573	573	573	573	0	0%
Developed Acres	337	337	536	538	538	202	60%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	209	209	407	410	410	201	96%
Multiple Family	0	0	0	0	0	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	3	3	3	3	3	0	0%
Commercial/Services	0	0	1	1	1	1	144%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	66	66	66	66	66	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	58	58	58	58	58	0	0%
Vacant Developable Acres	233	233	34	32	32	-202	-86%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	233	233	34	32	32	-201	-86%
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	1	1	0	0	0	-1	-100%
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	3	3	3	3	3	0	0%
Employment Density³	22.0	22.0	23.4	23.4	23.4	1.3	6%
Residential Density⁴	5.8	5.8	3.9	4.0	4.0	-1.8	-31%

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).