

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 129.00



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,044	3,036	3,256	3,329	3,404	360	12%
Household Population	3,044	3,036	3,256	3,329	3,404	360	12%
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	1,149	1,157	1,216	1,218	1,218	69	6%
Single Family	1,067	1,075	1,134	1,136	1,136	69	6%
Multiple Family	82	82	82	82	82	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,099	1,088	1,153	1,158	1,157	58	5%
Single Family	1,018	1,016	1,081	1,085	1,085	67	7%
Multiple Family	81	72	72	73	72	-9	-11%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.4%	6.0%	5.2%	4.9%	5.0%	0.6	14%
Single Family	4.6%	5.5%	4.7%	4.5%	4.5%	-0.1	-2%
Multiple Family	1.2%	12.2%	12.2%	11.0%	12.2%	11.0	917%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.79	2.82	2.87	2.94	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	74	58	48	38	35	-39	-53%
\$15,000-\$29,999	176	155	143	127	122	-54	-31%
\$30,000-\$44,999	222	212	207	202	201	-21	-9%
\$45,000-\$59,999	207	206	208	208	208	1	0%
\$60,000-\$74,999	152	152	161	161	161	9	6%
\$75,000-\$99,999	124	164	183	183	183	59	48%
\$100,000-\$124,999	62	74	110	136	144	82	132%
\$125,000-\$149,999	43	49	65	70	70	27	63%
\$150,000-\$199,999	11	13	18	23	23	12	109%
\$200,000 or more	28	5	10	10	10	-18	-64%
Total Households	1,099	1,088	1,153	1,158	1,157	58	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$50,616	\$53,665	\$57,873	\$60,373	\$61,165	\$10,549	21%

***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.

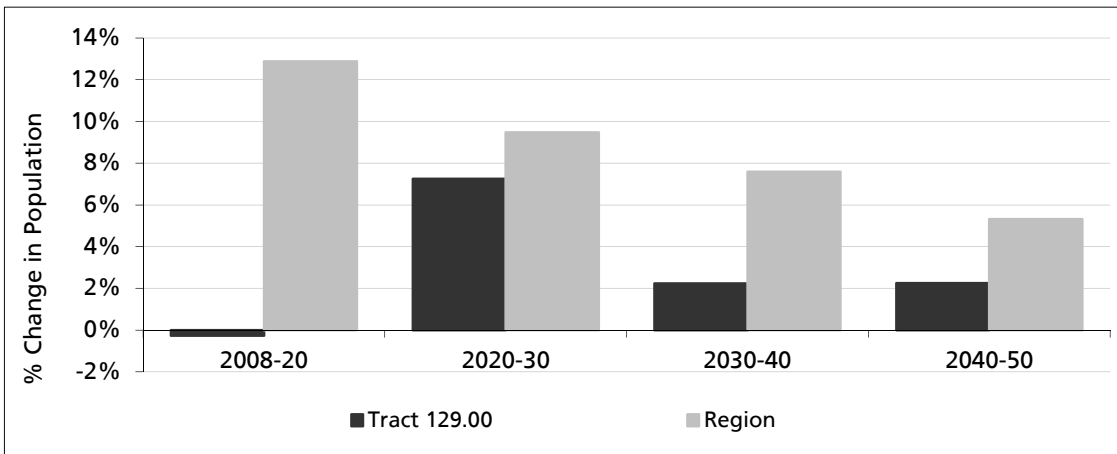
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,044	3,036	3,256	3,329	3,404	360	12%
Under 5	182	157	160	152	141	-41	-23%
5 to 9	140	140	140	146	141	1	1%
10 to 14	174	176	173	171	166	-8	-5%
15 to 17	144	124	119	119	119	-25	-17%
18 to 19	103	83	84	79	81	-22	-21%
20 to 24	256	211	239	221	223	-33	-13%
25 to 29	199	202	198	189	189	-10	-5%
30 to 34	130	118	116	130	120	-10	-8%
35 to 39	137	109	117	109	110	-27	-20%
40 to 44	226	202	208	182	216	-10	-4%
45 to 49	252	224	191	215	214	-38	-15%
50 to 54	234	212	200	203	188	-46	-20%
55 to 59	196	231	230	200	231	35	18%
60 to 61	64	81	82	74	86	22	34%
62 to 64	86	131	136	139	135	49	57%
65 to 69	124	194	235	226	199	75	60%
70 to 74	92	138	186	184	185	93	101%
75 to 79	97	106	168	203	206	109	112%
80 to 84	109	92	155	198	196	87	80%
85 and over	99	105	119	189	258	159	161%
Median Age	41.3	44.9	46.9	48.9	49.6	8.3	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,044	3,036	3,256	3,329	3,404	360	12%
Hispanic	1,371	1,494	1,686	1,796	1,886	515	38%
Non-Hispanic	1,673	1,542	1,570	1,533	1,518	-155	-9%
White	1,355	1,234	1,248	1,203	1,176	-179	-13%
Black	44	44	46	46	46	2	5%
American Indian	24	18	13	10	10	-14	-58%
Asian	122	127	141	150	160	38	31%
Hawaiian / Pacific Islander	30	24	21	19	18	-12	-40%
Other	17	13	12	12	12	-5	-29%
Two or More Races	81	82	89	93	96	15	19%

GROWTH TRENDS IN TOTAL POPULATION



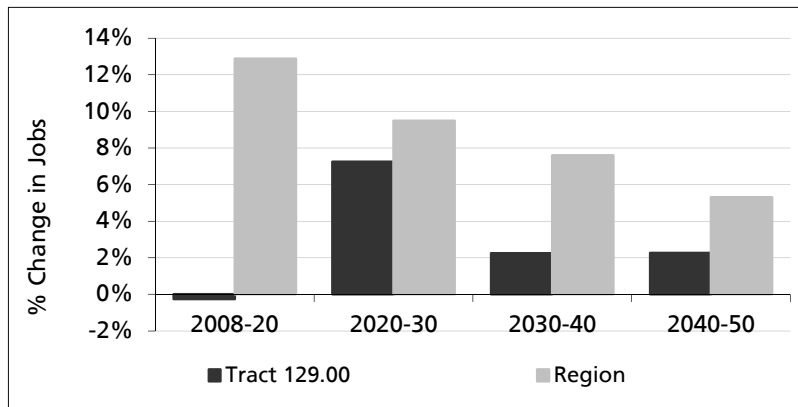
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,315	1,315	1,379	1,379	1,379	64	5%
Civilian Jobs	1,315	1,315	1,379	1,379	1,379	64	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	349	349	349	349	349	0	0%
Developed Acres	347	347	349	349	349	2	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	216	216	217	217	217	2	1%
Multiple Family	5	5	5	5	5	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	13	13	13	13	13	0	2%
Office	14	14	14	14	14	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	81	81	81	81	81	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	9	0	0%
Vacant Developable Acres	2	2	0	0	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	0	0	0	-2	-100%
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	-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	0	0	0	0	0	0	0%
Employment Density³	35.9	35.9	37.4	37.4	37.4	1.5	4%
Residential Density⁴	5.2	5.2	5.5	5.5	5.5	0.3	5%

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).