

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 133.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,822	4,848	4,965	5,100	5,232	410	9%
Household Population	4,739	4,742	4,816	4,907	5,003	264	6%
Group Quarters Population	83	106	149	193	229	146	176%
Civilian	83	106	149	193	229	146	176%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,360	1,360	1,360	1,360	1,370	10	1%
Single Family	1,038	1,038	1,038	1,038	1,038	0	0%
Multiple Family	322	322	322	322	332	10	3%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,299	1,298	1,301	1,302	1,310	11	1%
Single Family	980	987	989	990	991	11	1%
Multiple Family	319	311	312	312	319	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.5%	4.6%	4.3%	4.3%	4.4%	-0.1	-2%
Single Family	5.6%	4.9%	4.7%	4.6%	4.5%	-1.1	-20%
Multiple Family	0.9%	3.4%	3.1%	3.1%	3.9%	3.0	333%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.65	3.65	3.70	3.77	3.82	0.17	5%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

***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.

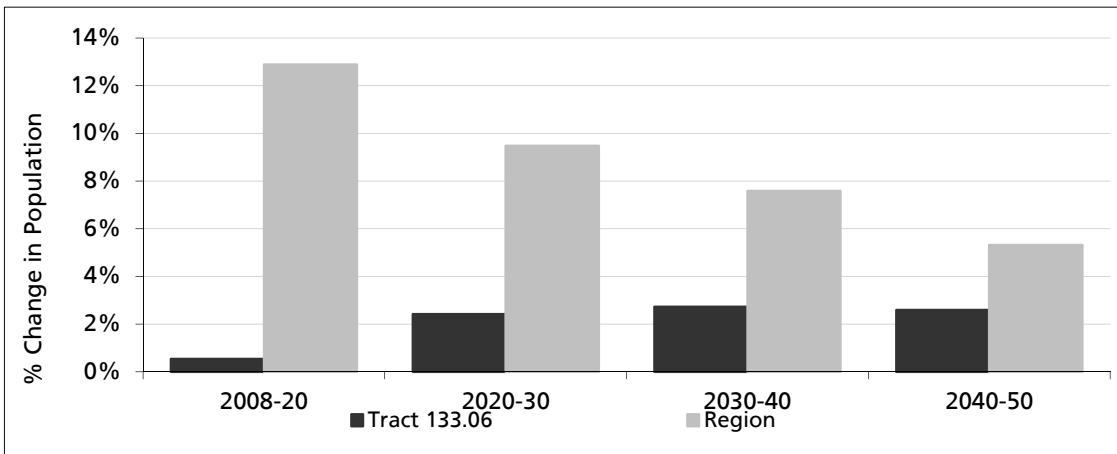
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,822	4,848	4,965	5,100	5,232	410	9%
Under 5	358	307	283	269	244	-114	-32%
5 to 9	314	334	290	285	270	-44	-14%
10 to 14	343	358	315	303	294	-49	-14%
15 to 17	204	173	166	152	144	-60	-29%
18 to 19	164	125	132	119	117	-47	-29%
20 to 24	406	313	374	342	333	-73	-18%
25 to 29	330	315	291	293	272	-58	-18%
30 to 34	321	275	230	270	252	-69	-21%
35 to 39	322	266	278	265	265	-57	-18%
40 to 44	379	349	330	284	333	-46	-12%
45 to 49	312	307	275	295	303	-9	-3%
50 to 54	331	342	333	329	295	-36	-11%
55 to 59	252	335	334	311	346	94	37%
60 to 61	89	128	134	138	158	69	78%
62 to 64	92	148	157	159	157	65	71%
65 to 69	120	190	236	242	228	108	90%
70 to 74	146	211	284	291	299	153	105%
75 to 79	132	141	227	288	312	180	136%
80 to 84	84	87	129	190	218	134	160%
85 and over	123	144	167	275	392	269	219%
Median Age	34.5	39.2	41.9	44.4	46.5	12.0	35%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,822	4,848	4,965	5,100	5,232	410	9%
Hispanic	2,996	3,165	3,325	3,498	3,644	648	22%
Non-Hispanic	1,826	1,683	1,640	1,602	1,588	-238	-13%
White	1,038	919	869	824	798	-240	-23%
Black	220	215	214	208	200	-20	-9%
American Indian	19	15	12	9	9	-10	-53%
Asian	326	329	341	354	372	46	14%
Hawaiian / Pacific Islander	30	25	21	20	19	-11	-37%
Other	10	7	8	8	8	-2	-20%
Two or More Races	183	173	175	179	182	-1	-1%

GROWTH TRENDS IN TOTAL POPULATION



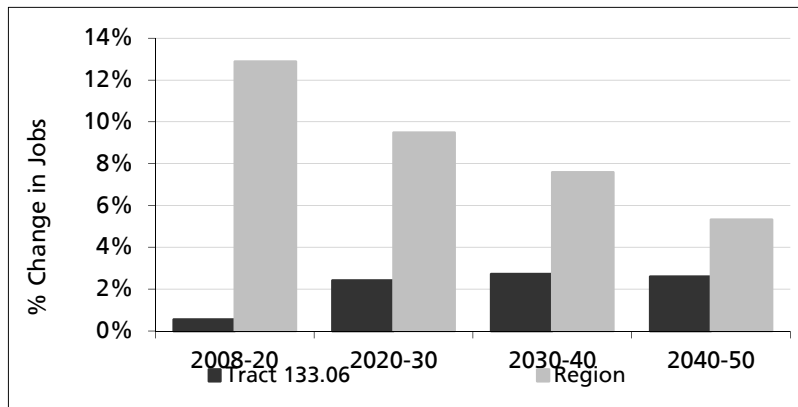
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	385	385	411	411	411	26	7%
Civilian Jobs	385	385	411	411	411	26	7%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	334	334	334	334	334	0	0%
Developed Acres	332	332	332	332	334	2	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	176	176	176	176	176	0	0%
Multiple Family	22	22	22	22	24	2	9%
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	17	17	17	17	17	0	0%
Commercial/Services	8	8	8	8	8	0	0%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	88	88	88	88	88	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	2	2	2	2	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2	2	2	2	0	-2	-100%
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	10.7	10.7	11.5	11.5	11.5	0.7	7%
Residential Density⁴	6.9	6.9	6.9	6.9	6.8	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).