

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 135.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,680	3,678	4,387	4,527	4,580	900	24%
Household Population	3,680	3,678	4,387	4,527	4,580	900	24%
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	1,221	1,221	1,435	1,459	1,459	238	19%
Single Family	1,021	1,021	1,052	1,076	1,076	55	5%
Multiple Family	200	200	383	383	383	183	92%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,207	1,199	1,413	1,436	1,436	229	19%
Single Family	1,011	1,003	1,036	1,059	1,059	48	5%
Multiple Family	196	196	377	377	377	181	92%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.1%	1.8%	1.5%	1.6%	1.6%	0.5	45%
Single Family	1.0%	1.8%	1.5%	1.6%	1.6%	0.6	60%
Multiple Family	2.0%	2.0%	1.6%	1.6%	1.6%	-0.4	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.05	3.07	3.10	3.15	3.19	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	12	10	8	5	5	-7	-58%
\$15,000-\$29,999	106	84	69	57	48	-58	-55%
\$30,000-\$44,999	112	108	107	102	102	-10	-9%
\$45,000-\$59,999	219	219	213	198	188	-31	-14%
\$60,000-\$74,999	149	134	156	153	151	2	1%
\$75,000-\$99,999	248	266	316	320	320	72	29%
\$100,000-\$124,999	217	233	296	302	302	85	39%
\$125,000-\$149,999	54	81	124	141	141	87	161%
\$150,000-\$199,999	41	45	88	118	137	96	234%
\$200,000 or more	49	19	36	40	42	-7	-14%
Total Households	1,207	1,199	1,413	1,436	1,436	229	19%
Median Household Income							
Adjusted for inflation (\$1999)	\$75,554	\$79,182	\$87,144	\$90,859	\$92,500	\$16,946	22%

***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.

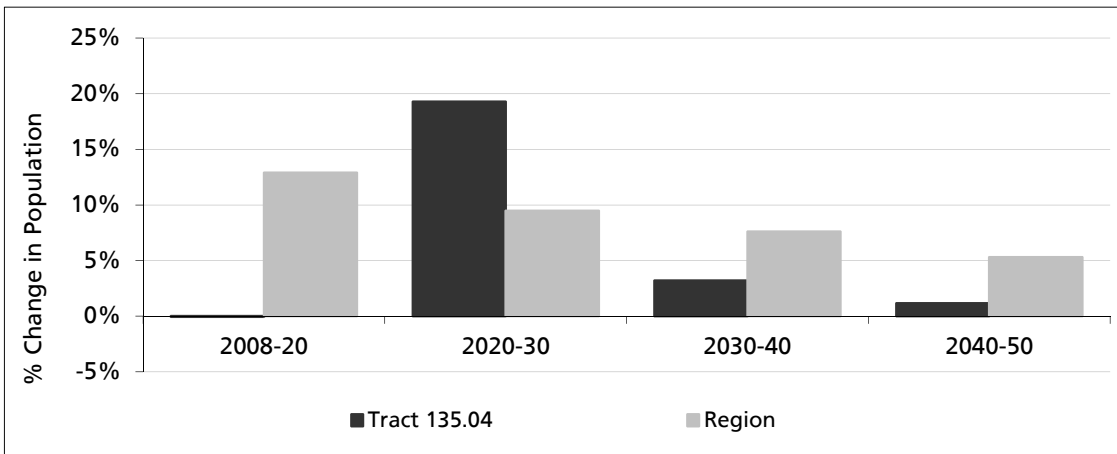
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,680	3,678	4,387	4,527	4,580	900	24%
Under 5	323	297	350	355	347	24	7%
5 to 9	341	348	421	448	456	115	34%
10 to 14	308	311	364	386	394	86	28%
15 to 17	230	211	217	223	231	1	0%
18 to 19	145	131	157	169	173	28	19%
20 to 24	358	361	476	488	506	148	41%
25 to 29	227	245	279	292	302	75	33%
30 to 34	210	203	217	251	249	39	19%
35 to 39	213	171	226	213	210	-3	-1%
40 to 44	220	176	216	196	202	-18	-8%
45 to 49	202	159	163	183	178	-24	-12%
50 to 54	229	193	202	221	183	-46	-20%
55 to 59	184	196	201	189	215	31	17%
60 to 61	71	82	62	56	59	-12	-17%
62 to 64	88	119	113	93	95	7	8%
65 to 69	114	182	253	236	228	114	100%
70 to 74	116	186	285	278	274	158	136%
75 to 79	37	43	73	81	76	39	105%
80 to 84	43	42	83	119	133	90	209%
85 and over	21	22	29	50	69	48	229%
Median Age	28.0	28.7	28.7	28.3	28.0	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,680	3,678	4,387	4,527	4,580	900	24%
Hispanic	713	894	1,243	1,469	1,658	945	133%
Non-Hispanic	2,967	2,784	3,144	3,058	2,922	-45	-2%
White	1,944	1,607	1,586	1,297	985	-959	-49%
Black	378	472	657	771	881	503	133%
American Indian	30	30	34	31	25	-5	-17%
Asian	388	447	586	660	721	333	86%
Hawaiian / Pacific Islander	10	10	13	13	13	3	30%
Other	17	17	19	20	20	3	18%
Two or More Races	200	201	249	266	277	77	39%

GROWTH TRENDS IN TOTAL POPULATION



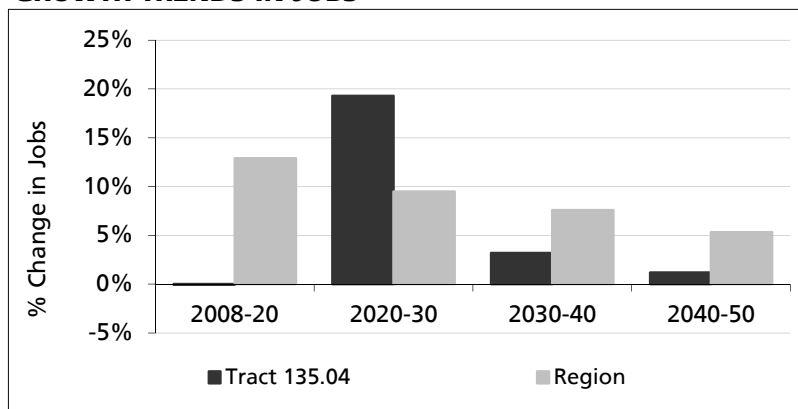
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	170	170	170	208	276	106	62%
Civilian Jobs	170	170	170	208	276	106	62%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	512	512	512	512	512	0	0%
Developed Acres	433	433	459	483	506	72	17%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	205	205	225	238	238	33	16%
Multiple Family	12	12	17	17	17	6	49%
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	1	1	1	1	1	0	0%
Commercial/Services	10	10	10	22	45	34	331%
Office	0	0	0	0	0	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	79	79	79	79	79	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	112	112	112	112	112	0	0%
Vacant Developable Acres	78	78	53	28	6	-72	-93%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	37	37	17	4	4	-33	-89%
Multiple Family	6	6	0	0	0	-6	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	34	34	34	22	0	-34	-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	2	2	2	2	2	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	6.9	6.9	6.9	5.7	4.7	-2.2	-32%
Residential Density⁴	5.6	5.6	5.9	5.7	5.7	0.1	2%

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).