

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 136.04



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,306	6,561	6,798	6,947	7,044	738	12%
Household Population	6,294	6,544	6,776	6,903	6,992	698	11%
Group Quarters Population	12	17	22	44	52	40	333%
Civilian	12	17	22	44	52	40	333%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,190	2,190	2,245	2,249	2,255	65	3%
Single Family	1,514	1,514	1,569	1,573	1,579	65	4%
Multiple Family	676	676	676	676	676	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,090	2,162	2,216	2,220	2,229	139	7%
Single Family	1,432	1,497	1,551	1,555	1,563	131	9%
Multiple Family	658	665	665	665	666	8	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.6%	1.3%	1.3%	1.3%	1.2%	-3.4	-74%
Single Family	5.4%	1.1%	1.1%	1.1%	1.0%	-4.4	-81%
Multiple Family	2.7%	1.6%	1.6%	1.6%	1.5%	-1.2	-44%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.01	3.03	3.06	3.11	3.14	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	154	125	106	88	77	-77	-50%
\$15,000-\$29,999	315	293	254	216	195	-120	-38%
\$30,000-\$44,999	277	240	204	173	159	-118	-43%
\$45,000-\$59,999	281	261	236	212	198	-83	-30%
\$60,000-\$74,999	214	210	198	180	171	-43	-20%
\$75,000-\$99,999	375	375	376	365	357	-18	-5%
\$100,000-\$124,999	250	271	276	278	278	28	11%
\$125,000-\$149,999	111	165	189	195	196	85	77%
\$150,000-\$199,999	57	151	210	243	255	198	347%
\$200,000 or more	56	71	167	270	343	287	513%
Total Households	2,090	2,162	2,216	2,220	2,229	139	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$61,262	\$71,571	\$82,314	\$91,507	\$97,024	\$35,762	58%

***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.

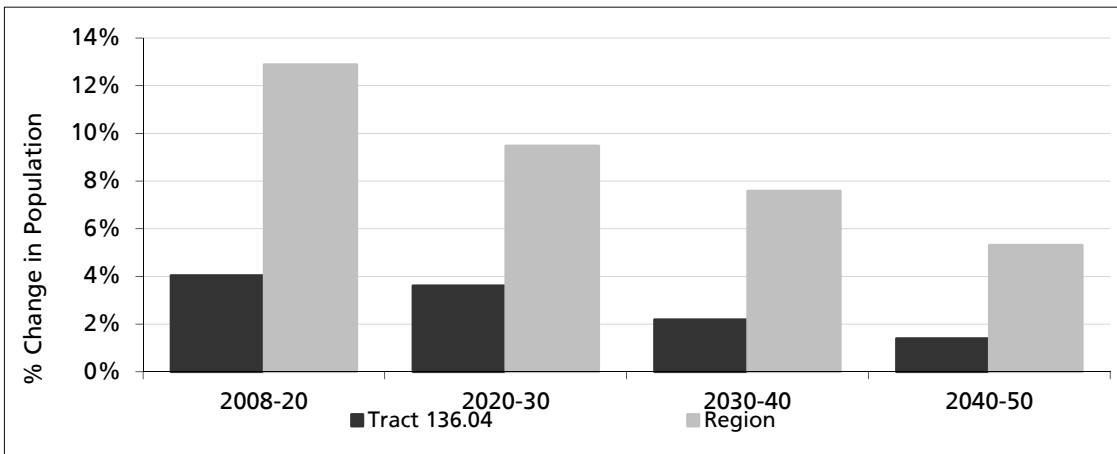
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,306	6,561	6,798	6,947	7,044	738	12%
Under 5	461	465	505	531	542	81	18%
5 to 9	386	375	405	418	399	13	3%
10 to 14	412	418	423	448	445	33	8%
15 to 17	333	319	306	332	326	-7	-2%
18 to 19	225	211	198	209	213	-12	-5%
20 to 24	590	584	617	601	608	18	3%
25 to 29	475	609	652	613	627	152	32%
30 to 34	445	489	505	562	560	115	26%
35 to 39	415	351	459	474	484	69	17%
40 to 44	383	334	376	366	415	32	8%
45 to 49	497	420	378	476	482	-15	-3%
50 to 54	532	480	444	506	479	-53	-10%
55 to 59	447	518	447	388	474	27	6%
60 to 61	175	216	201	173	208	33	19%
62 to 64	170	255	221	188	179	9	5%
65 to 69	137	233	258	217	185	48	35%
70 to 74	76	129	165	143	127	51	67%
75 to 79	65	77	124	139	128	63	97%
80 to 84	47	42	71	95	86	39	83%
85 and over	35	36	43	68	77	42	120%
Median Age	33.0	33.1	32.9	32.9	33.2	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,306	6,561	6,798	6,947	7,044	738	12%
Hispanic	905	1,268	1,621	2,023	2,446	1,541	170%
Non-Hispanic	5,401	5,293	5,177	4,924	4,598	-803	-15%
White	4,427	4,086	3,720	3,210	2,609	-1,818	-41%
Black	294	407	522	647	787	493	168%
American Indian	29	32	34	30	26	-3	-10%
Asian	277	355	429	513	598	321	116%
Hawaiian / Pacific Islander	18	21	22	23	25	7	39%
Other	34	33	37	40	44	10	29%
Two or More Races	322	359	413	461	509	187	58%

GROWTH TRENDS IN TOTAL POPULATION



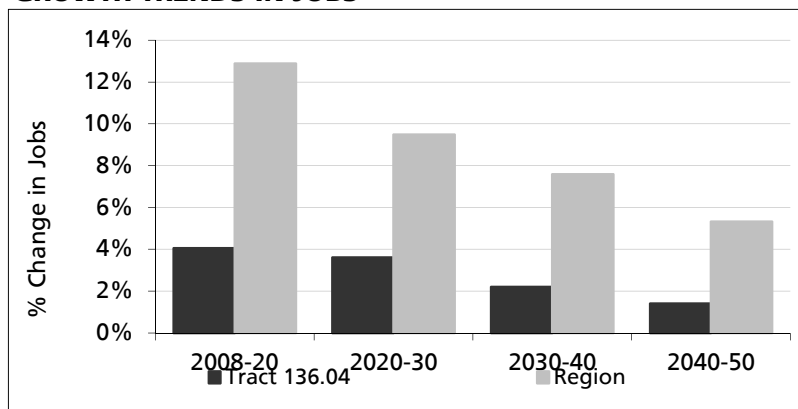
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	855	855	855	855	855	0	0%
Civilian Jobs	855	855	855	855	855	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	881	881	881	881	881	0	0%
Developed Acres	857	857	871	874	878	21	2%
Low Density Single Family	12	12	43	43	43	31	269%
Single Family	380	380	405	409	413	33	9%
Multiple Family	29	29	29	29	29	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	9	9	9	9	9	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	4	4	4	0	0%
Commercial/Services	27	27	27	27	27	0	0%
Office	0	0	0	0	0	0	0%
Schools	65	65	65	65	65	0	0%
Roads and Freeways	107	107	107	107	107	0	0%
Agricultural and Extractive ²	43	43	0	0	0	-43	-100%
Parks and Military Use	180	180	180	180	180	0	0%
Vacant Developable Acres	23	23	10	7	2	-21	-90%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	23	23	10	7	2	-21	-90%
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	1	1	1	1	1	0	0%
Employment Density³	8.9	8.9	8.9	8.9	8.9	0.0	0%
Residential Density⁴	5.1	5.1	4.6	4.6	4.6	-0.5	-10%

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).