

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 133.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,824	4,925	5,016	5,120	5,203	379	8%
Household Population	4,822	4,917	5,000	5,091	5,160	338	7%
Group Quarters Population	2	8	16	29	43	41	2050%
Civilian	2	8	16	29	43	41	2050%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,536	1,540	1,543	1,543	1,543	7	0%
Single Family	1,394	1,398	1,401	1,401	1,401	7	1%
Multiple Family	142	142	142	142	142	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,467	1,488	1,495	1,495	1,494	27	2%
Single Family	1,330	1,353	1,358	1,358	1,358	28	2%
Multiple Family	137	135	137	137	136	-1	-1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.5%	3.4%	3.1%	3.1%	3.2%	-1.3	-29%
Single Family	4.6%	3.2%	3.1%	3.1%	3.1%	-1.5	-33%
Multiple Family	3.5%	4.9%	3.5%	3.5%	4.2%	0.7	20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.29	3.30	3.34	3.41	3.45	0.16	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	99	73	60	48	46	-53	-54%
\$15,000-\$29,999	226	205	178	150	144	-82	-36%
\$30,000-\$44,999	236	217	204	193	192	-44	-19%
\$45,000-\$59,999	256	269	269	269	269	13	5%
\$60,000-\$74,999	211	267	289	290	295	84	40%
\$75,000-\$99,999	238	252	278	315	318	80	34%
\$100,000-\$124,999	103	112	113	116	116	13	13%
\$125,000-\$149,999	50	59	61	61	61	11	22%
\$150,000-\$199,999	28	28	37	47	47	19	68%
\$200,000 or more	20	6	6	6	6	-14	-70%
Total Households	1,467	1,488	1,495	1,495	1,494	27	2%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,107	\$58,885	\$61,894	\$64,526	\$64,881	\$9,774	18%

***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.

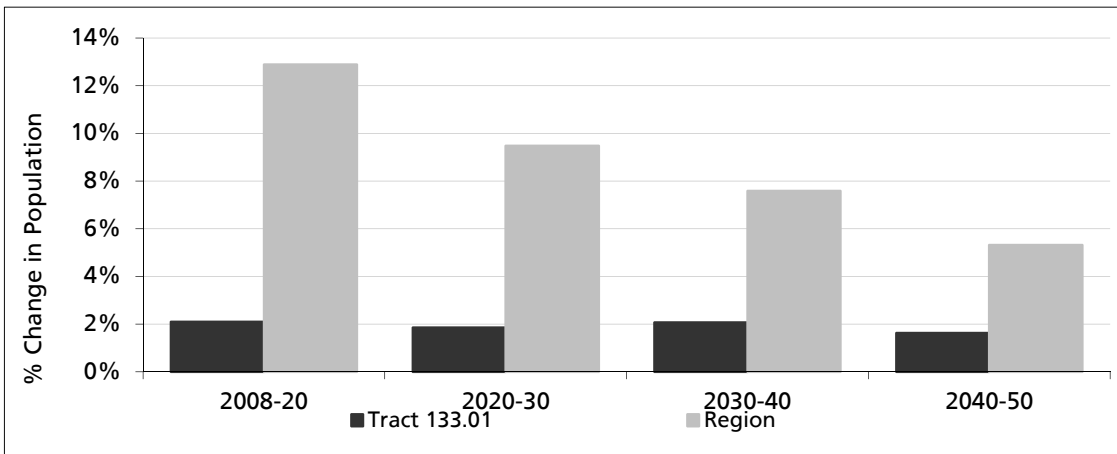
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,824	4,925	5,016	5,120	5,203	379	8%
Under 5	396	352	326	310	282	-114	-29%
5 to 9	245	263	235	230	216	-29	-12%
10 to 14	271	279	246	233	232	-39	-14%
15 to 17	186	169	160	150	149	-37	-20%
18 to 19	145	110	110	101	101	-44	-30%
20 to 24	397	328	372	341	334	-63	-16%
25 to 29	310	312	287	281	269	-41	-13%
30 to 34	221	199	166	193	182	-39	-18%
35 to 39	298	243	253	238	234	-64	-21%
40 to 44	321	302	288	252	284	-37	-12%
45 to 49	461	426	356	395	401	-60	-13%
50 to 54	349	354	330	326	300	-49	-14%
55 to 59	248	311	291	258	296	48	19%
60 to 61	85	118	120	115	133	48	56%
62 to 64	88	139	140	146	140	52	59%
65 to 69	154	258	303	298	274	120	78%
70 to 74	185	283	367	374	383	198	107%
75 to 79	185	206	311	377	389	204	110%
80 to 84	159	142	218	287	298	139	87%
85 and over	120	131	137	215	306	186	155%
Median Age	39.0	43.4	45.9	47.9	49.0	10.0	26%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,824	4,925	5,016	5,120	5,203	379	8%
Hispanic	2,510	2,759	2,925	3,092	3,212	702	28%
Non-Hispanic	2,314	2,166	2,091	2,028	1,991	-323	-14%
White	1,829	1,686	1,605	1,533	1,487	-342	-19%
Black	91	92	91	89	85	-6	-7%
American Indian	17	12	9	8	7	-10	-59%
Asian	203	213	221	230	241	38	19%
Hawaiian / Pacific Islander	35	28	23	22	22	-13	-37%
Other	10	8	9	9	9	-1	-10%
Two or More Races	129	127	133	137	140	11	9%

GROWTH TRENDS IN TOTAL POPULATION



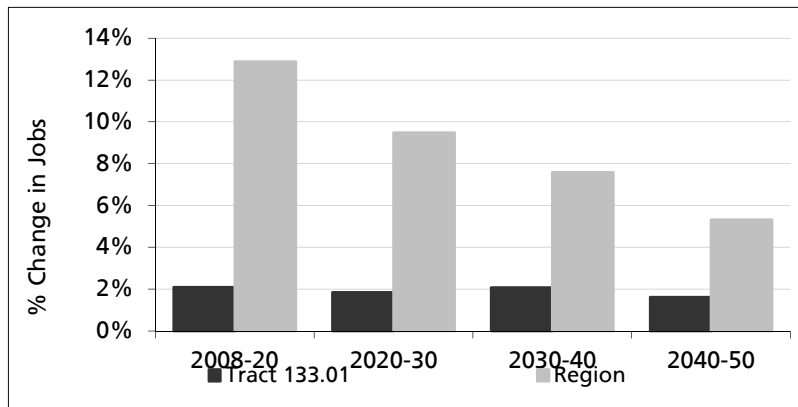
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	618	619	619	619	619	1	0%
Civilian Jobs	618	619	619	619	619	1	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	401	401	401	401	401	0	0%
Developed Acres	399	400	401	401	401	2	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	276	277	277	277	277	2	1%
Multiple Family	7	7	7	7	7	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	2	2	2	2	2	0	0%
Office	0	0	0	0	0	0	0%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	96	96	96	96	96	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	2	1	0	0	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	1	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	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	29.6	29.7	29.7	29.7	29.7	0.0	0%
Residential Density⁴	5.4	5.4	5.4	5.4	5.4	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).