

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 135.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,946	6,190	6,353	6,468	6,606	660	11%
Household Population	5,873	6,104	6,240	6,330	6,446	573	10%
Group Quarters Population	73	86	113	138	160	87	119%
Civilian	73	86	113	138	160	87	119%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,085	2,129	2,149	2,149	2,148	63	3%
Single Family	1,288	1,332	1,352	1,352	1,351	63	5%
Multiple Family	797	797	797	797	797	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,999	2,059	2,086	2,088	2,090	91	5%
Single Family	1,248	1,296	1,319	1,319	1,320	72	6%
Multiple Family	751	763	767	769	770	19	3%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.1%	3.3%	2.9%	2.8%	2.7%	-1.4	-34%
Single Family	3.1%	2.7%	2.4%	2.4%	2.3%	-0.8	-26%
Multiple Family	5.8%	4.3%	3.8%	3.5%	3.4%	-2.4	-41%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.94	2.96	2.99	3.03	3.08	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	239	193	163	138	128	-111	-46%
\$15,000-\$29,999	329	279	243	212	197	-132	-40%
\$30,000-\$44,999	439	391	349	305	275	-164	-37%
\$45,000-\$59,999	295	286	278	263	252	-43	-15%
\$60,000-\$74,999	269	239	233	227	221	-48	-18%
\$75,000-\$99,999	240	289	295	295	295	55	23%
\$100,000-\$124,999	83	142	161	166	167	84	101%
\$125,000-\$149,999	55	124	176	189	192	137	249%
\$150,000-\$199,999	50	94	137	211	258	208	416%
\$200,000 or more	0	22	51	82	105	105	0%
Total Households	1,999	2,059	2,086	2,088	2,090	91	5%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,744	\$53,733	\$60,644	\$68,326	\$73,100	\$28,356	63%

***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.

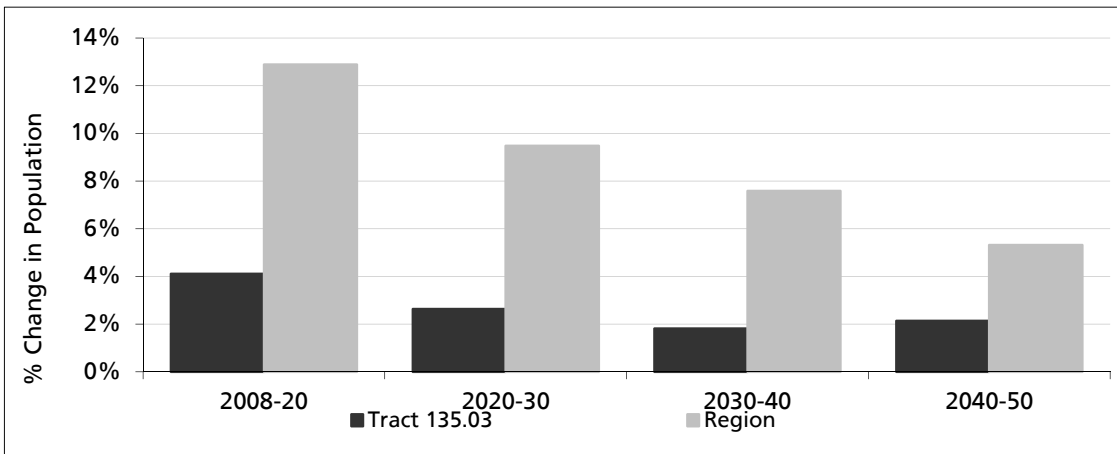
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,946	6,190	6,353	6,468	6,606	660	11%
Under 5	536	548	580	577	540	4	1%
5 to 9	571	606	572	597	612	41	7%
10 to 14	422	465	480	518	532	110	26%
15 to 17	308	305	302	322	348	40	13%
18 to 19	208	193	204	200	224	16	8%
20 to 24	481	426	447	427	420	-61	-13%
25 to 29	405	508	480	490	491	86	21%
30 to 34	510	505	447	496	478	-32	-6%
35 to 39	466	385	505	486	513	47	10%
40 to 44	358	302	327	307	336	-22	-6%
45 to 49	351	318	293	330	329	-22	-6%
50 to 54	355	323	289	286	269	-86	-24%
55 to 59	286	311	262	215	233	-53	-19%
60 to 61	84	102	74	56	74	-10	-12%
62 to 64	109	168	144	132	149	40	37%
65 to 69	130	223	223	164	139	9	7%
70 to 74	121	221	271	263	245	124	102%
75 to 79	128	149	245	277	270	142	111%
80 to 84	53	56	106	153	167	114	215%
85 and over	64	76	102	172	237	173	270%
Median Age	30.4	30.4	31.2	31.0	31.4	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,946	6,190	6,353	6,468	6,606	660	11%
Hispanic	1,447	1,896	2,266	2,631	2,982	1,535	106%
Non-Hispanic	4,499	4,294	4,087	3,837	3,624	-875	-19%
White	3,298	2,786	2,355	1,867	1,416	-1,882	-57%
Black	744	976	1,175	1,370	1,578	834	112%
American Indian	29	32	16	7	4	-25	-86%
Asian	182	228	260	298	334	152	84%
Hawaiian / Pacific Islander	25	31	41	51	61	36	144%
Other	6	10	9	11	13	7	117%
Two or More Races	215	231	231	233	218	3	1%

GROWTH TRENDS IN TOTAL POPULATION



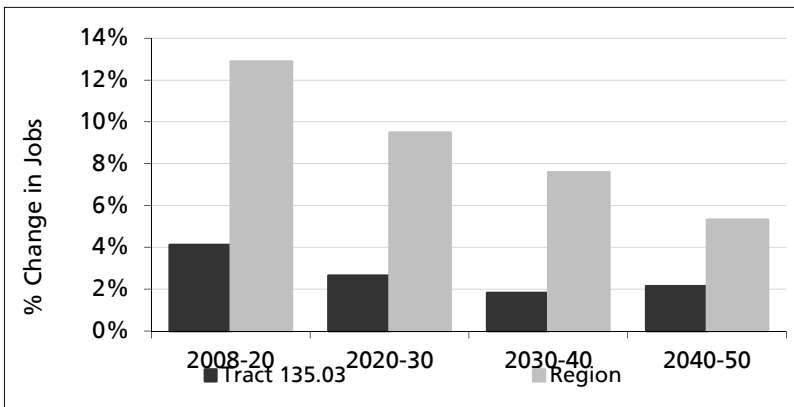
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,351	1,411	1,425	1,428	1,430	79	6%
Civilian Jobs	1,351	1,411	1,425	1,428	1,430	79	6%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	665	665	665	665	665	0	0%
Developed Acres	634	660	661	661	661	27	4%
Low Density Single Family	6	0	0	0	0	-6	-100%
Single Family	324	356	356	356	356	31	10%
Multiple Family	31	31	31	31	31	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	25	26	26	26	26	0	2%
Office	4	5	6	6	6	1	26%
Schools	70	70	70	70	70	0	0%
Roads and Freeways	137	137	137	137	137	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	32	32	32	32	32	0	0%
Vacant Developable Acres	27	1	1	1	1	-27	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	0	0	0	0	-25	-99%
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	1	0	0	0	0	-1	-100%
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	3	3	3	3	3	0	0%
Employment Density³	13.3	13.7	13.8	13.8	13.8	0.6	4%
Residential Density⁴	5.7	5.5	5.5	5.5	5.5	-0.2	-4%

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).