

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 131.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,974	1,950	1,981	2,016	2,066	92	5%
Household Population	1,974	1,950	1,981	2,016	2,066	92	5%
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	710	710	710	710	714	4	1%
Single Family	239	239	239	239	239	0	0%
Multiple Family	226	226	226	226	226	0	0%
Mobile Homes	245	245	245	245	249	4	2%
Occupied Housing Units	690	679	681	681	688	-2	0%
Single Family	229	222	224	224	227	-2	-1%
Multiple Family	218	216	216	216	216	-2	-1%
Mobile Homes	243	241	241	241	245	2	1%
Vacancy Rate	2.8%	4.4%	4.1%	4.1%	3.6%	0.8	29%
Single Family	4.2%	7.1%	6.3%	6.3%	5.0%	0.8	19%
Multiple Family	3.5%	4.4%	4.4%	4.4%	4.4%	0.9	26%
Mobile Homes	0.8%	1.6%	1.6%	1.6%	0.0%	-0.8	-100%
Persons per Household	2.86	2.87	2.91	2.96	3.00	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	154	122	105	91	86	-68	-44%
\$15,000-\$29,999	161	129	110	94	90	-71	-44%
\$30,000-\$44,999	228	205	194	182	181	-47	-21%
\$45,000-\$59,999	61	73	76	76	76	15	25%
\$60,000-\$74,999	38	64	66	71	73	35	92%
\$75,000-\$99,999	38	54	79	94	100	62	163%
\$100,000-\$124,999	10	21	31	44	50	40	400%
\$125,000-\$149,999	0	4	6	12	15	15	0%
\$150,000-\$199,999	0	7	14	17	17	17	0%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	690	679	681	681	688	-2	0%
Median Household Income							
Adjusted for inflation (\$1999)	\$31,974	\$36,476	\$39,704	\$42,816	\$43,923	\$11,949	37%

***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.

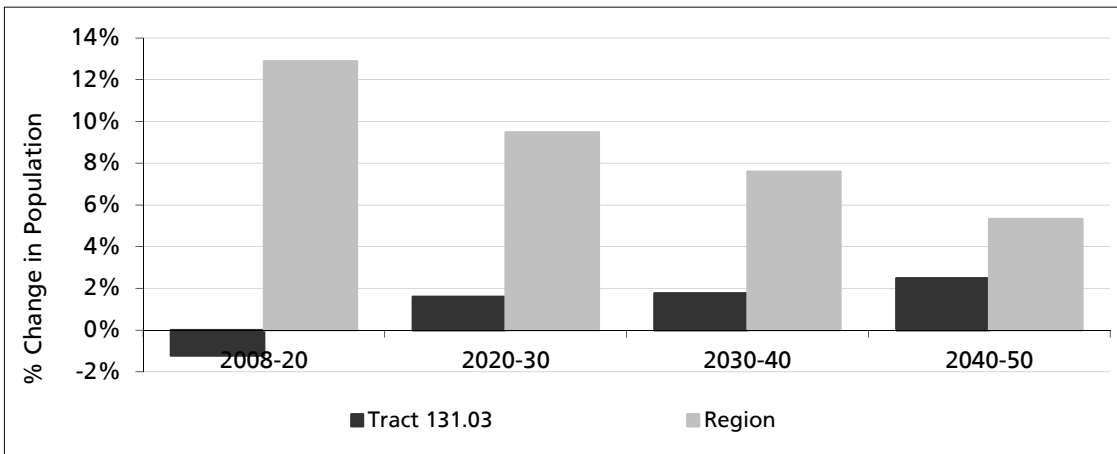
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,974	1,950	1,981	2,016	2,066	92	5%
Under 5	204	172	155	148	139	-65	-32%
5 to 9	131	136	122	125	122	-9	-7%
10 to 14	142	147	130	123	124	-18	-13%
15 to 17	98	85	79	69	66	-32	-33%
18 to 19	65	52	51	47	47	-18	-28%
20 to 24	151	118	136	123	123	-28	-19%
25 to 29	188	176	161	155	147	-41	-22%
30 to 34	138	121	102	114	106	-32	-23%
35 to 39	130	107	113	108	108	-22	-17%
40 to 44	137	126	119	101	124	-13	-9%
45 to 49	120	118	101	110	110	-10	-8%
50 to 54	108	115	112	106	95	-13	-12%
55 to 59	79	101	104	91	100	21	27%
60 to 61	25	36	38	41	45	20	80%
62 to 64	40	68	81	89	85	45	113%
65 to 69	54	86	118	132	128	74	137%
70 to 74	46	64	90	105	119	73	159%
75 to 79	57	59	89	115	132	75	132%
80 to 84	27	26	41	59	72	45	167%
85 and over	34	37	39	55	74	40	118%
Median Age	30.3	33.7	37.4	39.8	42.1	11.8	39%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,974	1,950	1,981	2,016	2,066	92	5%
Hispanic	1,415	1,449	1,502	1,557	1,617	202	14%
Non-Hispanic	559	501	479	459	449	-110	-20%
White	348	300	278	258	249	-99	-28%
Black	77	74	71	66	63	-14	-18%
American Indian	2	2	2	2	2	0	0%
Asian	55	54	56	59	59	4	7%
Hawaiian / Pacific Islander	11	9	8	8	8	-3	-27%
Other	0	0	0	0	0	0	0%
Two or More Races	66	62	64	66	68	2	3%

GROWTH TRENDS IN TOTAL POPULATION



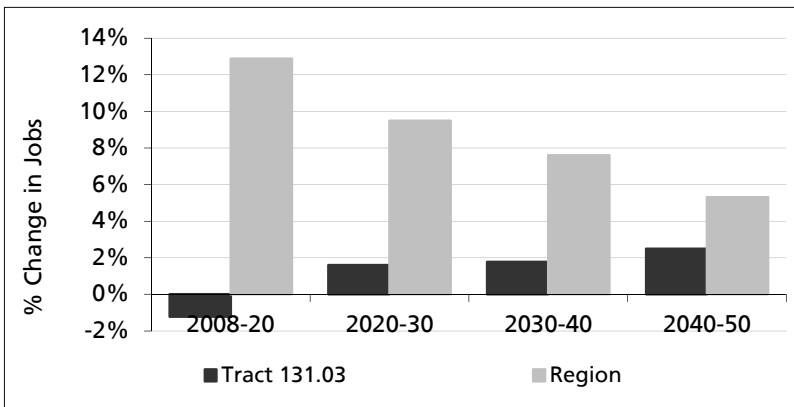
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,101	4,101	4,101	4,101	4,101	0	0%
Civilian Jobs	4,101	4,101	4,101	4,101	4,101	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	482	482	482	482	482	0	0%
Developed Acres	472	472	472	472	472	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	36	36	36	36	36	0	0%
Multiple Family	8	8	8	8	8	0	0%
Mobile Homes	25	25	25	25	25	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	136	136	136	136	136	0	0%
Commercial/Services	93	93	93	93	93	0	0%
Office	12	12	12	12	12	0	0%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	89	89	89	89	89	0	0%
Agricultural and Extractive ²	58	58	58	58	58	0	0%
Parks and Military Use	7	7	7	7	7	0	0%
Vacant Developable Acres	10	10	10	10	10	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	0	0%
Multiple Family	1	1	1	1	1	0	0%
Mixed Use	3	3	3	3	3	0	0%
Industrial	5	5	5	5	5	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	16.5	16.5	16.5	16.5	16.5	0.0	0%
Residential Density⁴	10.3	10.3	10.3	10.3	10.3	0.1	1%

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).