

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 118.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,996	4,454	6,011	7,120	7,151	3,155	79%
Household Population	3,989	4,431	5,960	7,037	7,036	3,047	76%
Group Quarters Population	7	23	51	83	115	108	1543%
Civilian	7	23	51	83	115	108	1543%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,108	1,302	1,729	2,046	2,046	938	85%
Single Family	844	805	696	696	696	-148	-18%
Multiple Family	264	497	1,033	1,350	1,350	1,086	411%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,074	1,209	1,644	1,951	1,952	878	82%
Single Family	810	753	659	658	658	-152	-19%
Multiple Family	264	456	985	1,293	1,294	1,030	390%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.1%	7.1%	4.9%	4.6%	4.6%	1.5	48%
Single Family	4.0%	6.5%	5.3%	5.5%	5.5%	1.5	38%
Multiple Family	0.0%	8.2%	4.6%	4.2%	4.1%	4.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.71	3.67	3.63	3.61	3.60	-0.11	-3%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

***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.

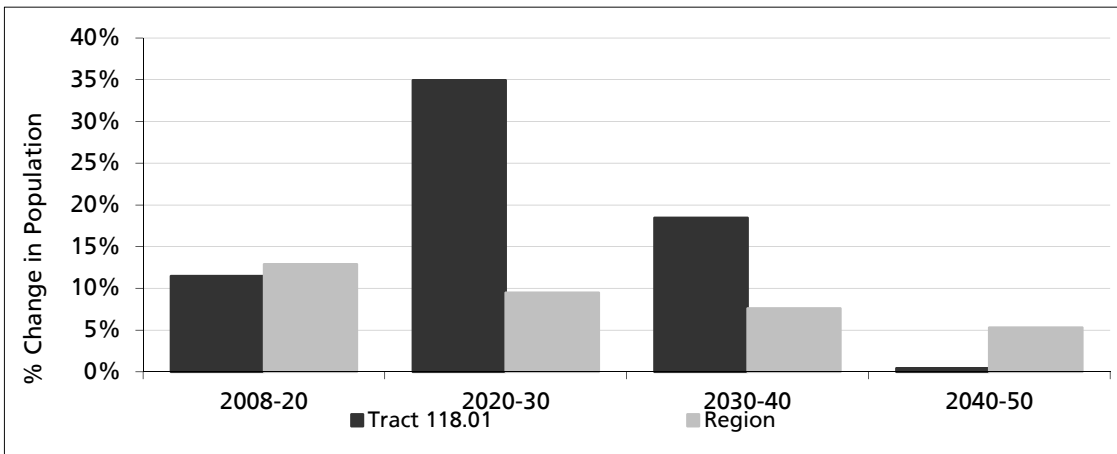
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,996	4,454	6,011	7,120	7,151	3,155	79%
Under 5	410	402	499	566	514	104	25%
5 to 9	310	385	460	537	503	193	62%
10 to 14	368	443	535	590	579	211	57%
15 to 17	271	267	354	376	380	109	40%
18 to 19	162	142	223	231	235	73	45%
20 to 24	334	286	492	533	518	184	55%
25 to 29	376	375	463	573	529	153	41%
30 to 34	342	328	354	518	483	141	41%
35 to 39	318	310	412	457	499	181	57%
40 to 44	232	269	334	326	422	190	82%
45 to 49	229	280	342	419	423	194	85%
50 to 54	178	230	323	365	320	142	80%
55 to 59	156	251	378	412	438	282	181%
60 to 61	48	78	117	145	150	102	213%
62 to 64	48	85	144	197	188	140	292%
65 to 69	95	170	302	411	395	300	316%
70 to 74	39	63	131	202	235	196	503%
75 to 79	24	28	60	98	113	89	371%
80 to 84	25	22	36	69	77	52	208%
85 and over	31	40	52	95	150	119	384%
Median Age	26.9	29.0	29.8	31.5	33.3	6.4	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,996	4,454	6,011	7,120	7,151	3,155	79%
Hispanic	3,323	3,861	5,371	6,449	6,530	3,207	97%
Non-Hispanic	673	593	640	671	621	-52	-8%
White	205	103	12	0	0	-205	-100%
Black	52	45	44	31	10	-42	-81%
American Indian	10	12	16	19	18	8	80%
Asian	350	372	482	520	490	140	40%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	1	1	1	1	1	0	0%
Two or More Races	54	59	84	99	101	47	87%

GROWTH TRENDS IN TOTAL POPULATION



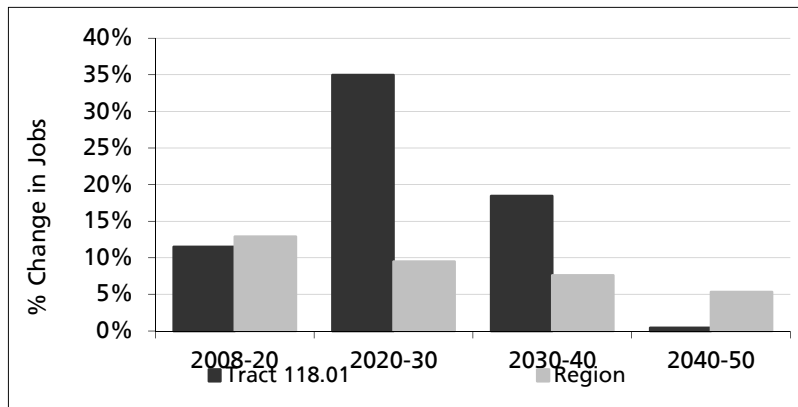
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	364	572	1,039	1,039	1,039	675	185%
Civilian Jobs	364	572	1,039	1,039	1,039	675	185%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	159	159	159	159	159	0	0%
Developed Acres	158	159	159	159	159	1	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	70	67	61	61	61	-9	-12%
Multiple Family	7	7	6	6	6	-1	-19%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	7	24	25	25	25	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	14	10	4	3	3	-11	-78%
Office	3	3	0	0	0	-3	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	63	63	63	63	63	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	1	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	-100%
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	20.6	33.0	62.1	64.7	64.7	44.0	213%
Residential Density⁴	14.4	16.7	21.9	25.7	25.7	11.3	79%

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).