

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 175.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,959	2,872	4,614	4,908	4,968	2,009	68%
Household Population	2,934	2,819	4,486	4,691	4,696	1,762	60%
Group Quarters Population	25	53	128	217	272	247	988%
Civilian	25	53	128	217	272	247	988%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,394	1,445	2,182	2,265	2,265	871	62%
Single Family	1,118	1,125	1,094	1,096	1,096	-22	-2%
Multiple Family	276	320	1,088	1,169	1,169	893	324%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,292	1,253	1,970	2,074	2,077	785	61%
Single Family	1,039	969	956	968	971	-68	-7%
Multiple Family	253	284	1,014	1,106	1,106	853	337%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.3%	13.3%	9.7%	8.4%	8.3%	1.0	14%
Single Family	7.1%	13.9%	12.6%	11.7%	11.4%	4.3	61%
Multiple Family	8.3%	11.3%	6.8%	5.4%	5.4%	-2.9	-35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.27	2.25	2.28	2.26	2.26	-0.01	0%

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.

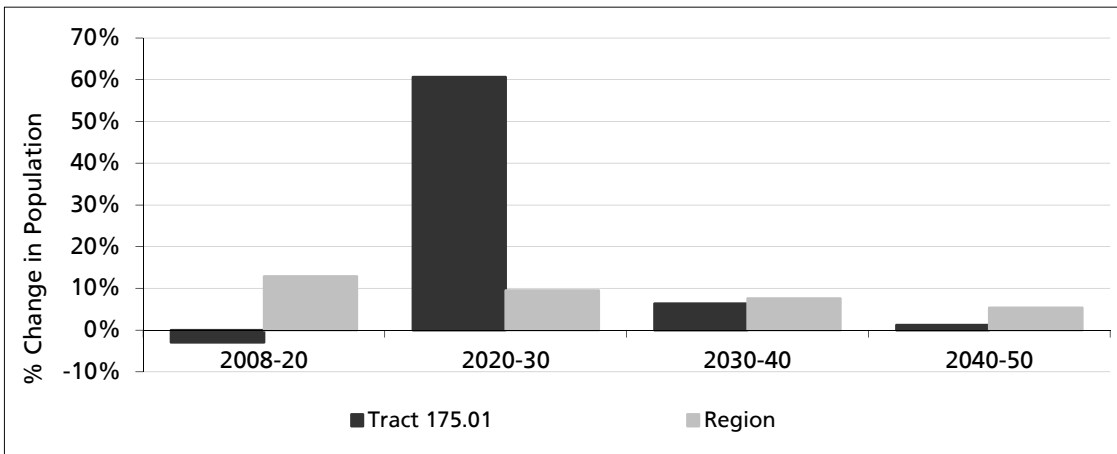
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,959	2,872	4,614	4,908	4,968	2,009	68%
Under 5	150	139	226	235	224	74	49%
5 to 9	164	155	261	276	267	103	63%
10 to 14	111	106	160	173	166	55	50%
15 to 17	79	69	105	114	111	32	41%
18 to 19	50	42	58	60	59	9	18%
20 to 24	122	109	182	183	185	63	52%
25 to 29	131	156	253	253	262	131	100%
30 to 34	238	234	362	403	389	151	63%
35 to 39	272	193	388	418	385	113	42%
40 to 44	288	215	381	398	413	125	43%
45 to 49	280	207	271	366	373	93	33%
50 to 54	278	232	318	370	354	76	27%
55 to 59	306	333	427	368	468	162	53%
60 to 61	101	122	166	139	179	78	77%
62 to 64	87	135	192	174	173	86	99%
65 to 69	110	186	334	296	251	141	128%
70 to 74	57	94	194	180	154	97	170%
75 to 79	34	38	103	134	130	96	282%
80 to 84	40	37	99	140	138	98	245%
85 and over	61	70	134	228	287	226	370%
Median Age	42.8	45.4	44.1	44.3	45.3	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,959	2,872	4,614	4,908	4,968	2,009	68%
Hispanic	379	401	673	738	759	380	100%
Non-Hispanic	2,580	2,471	3,941	4,170	4,209	1,629	63%
White	2,404	2,296	3,658	3,869	3,906	1,502	62%
Black	33	34	57	58	58	25	76%
American Indian	3	2	1	1	0	-3	-100%
Asian	74	78	127	139	143	69	93%
Hawaiian / Pacific Islander	1	0	0	0	0	-1	-100%
Other	0	0	0	0	0	0	0%
Two or More Races	65	61	98	103	102	37	57%

GROWTH TRENDS IN TOTAL POPULATION



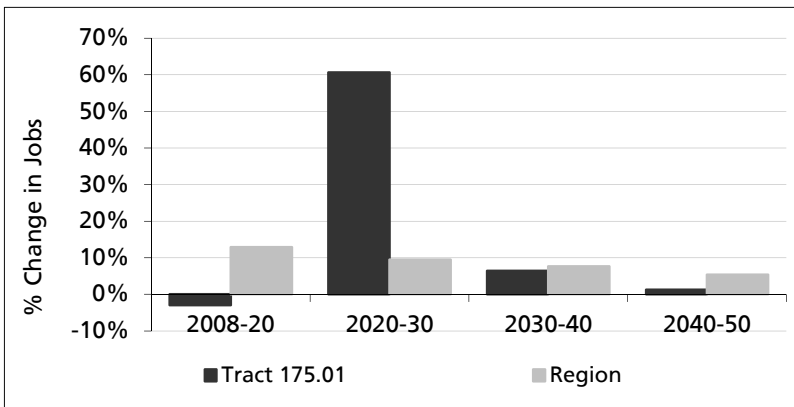
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,393	4,486	4,791	4,916	4,964	571	13%
Civilian Jobs	4,393	4,486	4,791	4,916	4,964	571	13%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	422	422	422	422	422	0	0%
Developed Acres	414	416	421	422	422	7	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	133	133	130	128	128	-5	-4%
Multiple Family	8	8	14	16	16	8	91%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	7	7	7	7	7	0	0%
Mixed Use	0	1	31	33	33	33	--
Industrial	2	2	2	2	2	0	0%
Commercial/Services	71	71	48	49	49	-22	-31%
Office	6	6	5	5	5	-1	-13%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	143	143	143	143	143	0	0%
Agricultural and Extractive ²	5	5	2	0	0	-5	-100%
Parks and Military Use	36	36	36	36	36	0	0%
Vacant Developable Acres	7	6	1	0	0	-7	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	1	0	0	-2	-95%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	5	4	0	0	0	-5	-100%
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	53.8	54.4	64.8	65.4	66.1	12.3	23%
Residential Density⁴	9.4	9.7	13.2	13.5	13.5	4.1	44%

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).