

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 45.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,620	3,899	4,263	4,834	5,033	1,413	39%
Household Population	3,560	3,826	4,168	4,714	4,902	1,342	38%
Group Quarters Population	60	73	95	120	131	71	118%
Civilian	60	73	95	120	131	71	118%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,423	1,423	1,539	1,728	1,805	382	27%
Single Family	414	414	377	281	358	-56	-14%
Multiple Family	1,009	1,009	1,162	1,447	1,447	438	43%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,283	1,365	1,483	1,663	1,739	456	36%
Single Family	377	393	359	266	342	-35	-9%
Multiple Family	906	972	1,124	1,397	1,397	491	54%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.8%	4.1%	3.6%	3.8%	3.7%	-6.1	-62%
Single Family	8.9%	5.1%	4.8%	5.3%	4.5%	-4.4	-49%
Multiple Family	10.2%	3.7%	3.3%	3.5%	3.5%	-6.7	-66%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.80	2.81	2.83	2.82	0.05	2%

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.

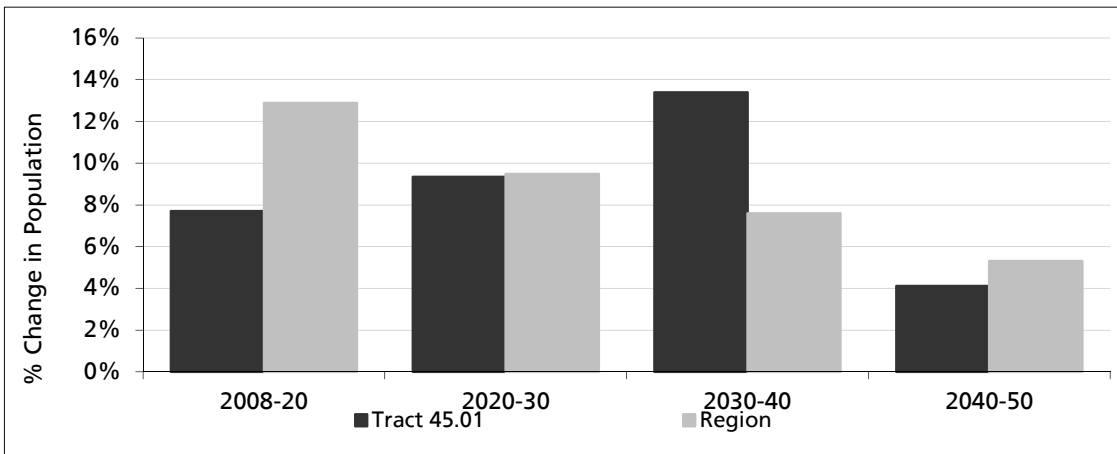
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,620	3,899	4,263	4,834	5,033	1,413	39%
Under 5	483	473	509	550	529	46	10%
5 to 9	333	421	433	487	495	162	49%
10 to 14	296	377	396	439	467	171	58%
15 to 17	161	170	196	208	225	64	40%
18 to 19	80	71	95	100	108	28	35%
20 to 24	167	148	216	232	239	72	43%
25 to 29	257	274	296	361	357	100	39%
30 to 34	465	458	414	547	539	74	16%
35 to 39	460	416	488	529	554	94	20%
40 to 44	321	340	361	348	441	120	37%
45 to 49	210	238	239	295	309	99	47%
50 to 54	137	150	157	179	165	28	20%
55 to 59	85	114	121	118	137	52	61%
60 to 61	25	42	56	65	73	48	192%
62 to 64	31	56	68	81	83	52	168%
65 to 69	21	39	52	64	63	42	200%
70 to 74	31	47	71	85	90	59	190%
75 to 79	20	25	45	62	62	42	210%
80 to 84	14	16	23	37	43	29	207%
85 and over	23	24	27	47	54	31	135%
Median Age	30.4	30.2	29.8	30.4	30.9	0.5	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,620	3,899	4,263	4,834	5,033	1,413	39%
Hispanic	2,623	3,018	3,388	3,967	4,238	1,615	62%
Non-Hispanic	997	881	875	867	795	-202	-20%
White	728	622	603	579	508	-220	-30%
Black	135	125	124	120	112	-23	-17%
American Indian	10	8	8	8	8	-2	-20%
Asian	45	49	54	63	70	25	56%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	1	1	1	1	1	0	0%
Two or More Races	77	75	84	95	95	18	23%

GROWTH TRENDS IN TOTAL POPULATION



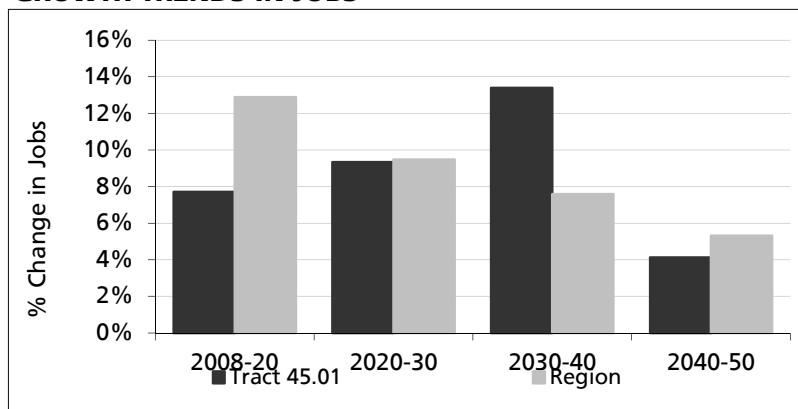
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	433	433	441	470	475	42	10%
Civilian Jobs	433	433	441	470	475	42	10%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	59	59	59	59	59	0	0%
Developed Acres	59	59	59	59	59	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	27	27	23	18	18	-9	-33%
Multiple Family	20	20	23	29	29	9	44%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	2	2	2	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	4	3	3	3	-1	-33%
Office	1	1	1	0	0	0	-60%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	7	7	7	7	7	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	0	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	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	93.7	93.7	98.7	125.6	126.9	33.2	35%
Residential Density⁴	30.3	30.3	32.6	36.0	37.7	7.3	24%

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).