

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 212.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,038	3,365	3,771	4,007	4,208	1,170	39%
Household Population	2,523	2,828	3,200	3,388	3,558	1,035	41%
Group Quarters Population	515	537	571	619	650	135	26%
Civilian	515	537	571	619	650	135	26%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,174	1,260	1,395	1,441	1,479	305	26%
Single Family	980	1,070	1,205	1,252	1,288	308	31%
Multiple Family	17	17	17	17	17	0	0%
Mobile Homes	177	173	173	172	174	-3	-2%
Occupied Housing Units	1,017	1,103	1,237	1,282	1,323	306	30%
Single Family	841	933	1,065	1,111	1,150	309	37%
Multiple Family	17	13	13	13	13	-4	-24%
Mobile Homes	159	157	159	158	160	1	1%
Vacancy Rate	13.4%	12.5%	11.3%	11.0%	10.5%	-2.9	-22%
Single Family	14.2%	12.8%	11.6%	11.3%	10.7%	-3.5	-25%
Multiple Family	0.0%	23.5%	23.5%	23.5%	23.5%	23.5	0%
Mobile Homes	10.2%	9.2%	8.1%	8.1%	0.0%	-10.2	-100%
Persons per Household	2.48	2.56	2.59	2.64	2.69	0.21	8%

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.

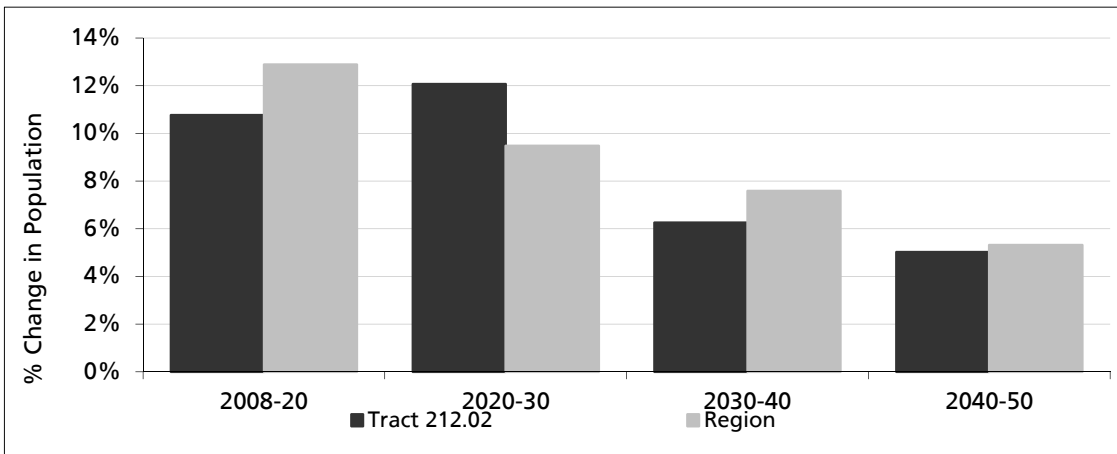
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,038	3,365	3,771	4,007	4,208	1,170	39%
Under 5	93	85	96	93	89	-4	-4%
5 to 9	119	111	125	132	125	6	5%
10 to 14	122	137	132	144	160	38	31%
15 to 17	94	82	88	101	102	8	9%
18 to 19	92	75	68	74	71	-21	-23%
20 to 24	219	195	216	205	219	0	0%
25 to 29	201	230	232	227	231	30	15%
30 to 34	172	173	174	185	172	0	0%
35 to 39	147	116	147	139	145	-2	-1%
40 to 44	166	142	151	154	166	0	0%
45 to 49	260	234	213	260	262	2	1%
50 to 54	288	292	283	299	309	21	7%
55 to 59	269	329	309	270	334	65	24%
60 to 61	92	111	99	83	117	25	27%
62 to 64	99	164	169	161	162	63	64%
65 to 69	153	276	338	303	258	105	69%
70 to 74	127	211	305	292	275	148	117%
75 to 79	105	143	257	325	307	202	192%
80 to 84	85	87	154	226	224	139	164%
85 and over	135	172	215	334	480	345	256%
Median Age	46.8	51.8	54.3	54.8	55.8	9.0	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,038	3,365	3,771	4,007	4,208	1,170	39%
Hispanic	773	944	1,097	1,200	1,278	505	65%
Non-Hispanic	2,265	2,421	2,674	2,807	2,930	665	29%
White	1,859	2,005	2,228	2,346	2,449	590	32%
Black	201	229	261	272	280	79	39%
American Indian	99	64	38	22	10	-89	-90%
Asian	10	28	43	58	80	70	700%
Hawaiian / Pacific Islander	3	5	8	8	9	6	200%
Other	8	4	1	2	1	-7	-88%
Two or More Races	85	86	95	99	101	16	19%

GROWTH TRENDS IN TOTAL POPULATION



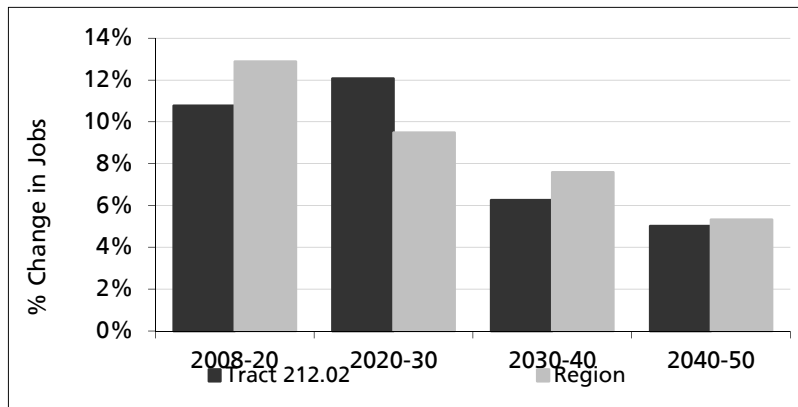
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,109	3,128	3,158	3,160	3,181	72	2%
Civilian Jobs	3,109	3,128	3,158	3,160	3,181	72	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	43,847	43,847	43,847	43,847	43,847	0	0%
Developed Acres	17,393	19,611	19,818	20,284	21,914	4,521	26%
Low Density Single Family	5,184	7,419	7,786	8,303	9,956	4,772	92%
Single Family	290	301	313	318	325	34	12%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	61	61	61	61	61	0	0%
Other Residential	166	166	166	166	166	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	13	13	13	13	13	0	0%
Commercial/Services	217	220	223	223	223	6	3%
Office	0	0	0	0	0	0	0%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	985	985	985	985	985	0	0%
Agricultural and Extractive ²	1,674	1,643	1,467	1,412	1,382	-292	-17%
Parks and Military Use	8,799	8,799	8,799	8,799	8,799	0	0%
Vacant Developable Acres	6,951	4,733	4,526	4,060	2,430	-4,521	-65%
Low Density Single Family	6,879	4,665	4,470	4,009	2,385	-4,493	-65%
Single Family	52	48	36	31	24	-28	-53%
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	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	20	20	20	20	20	0	0%
Constrained Acres	19,503	19,503	19,503	19,503	19,503	0	0%
Employment Density³	13.2	13.2	13.1	13.1	13.2	0.0	0%
Residential Density⁴	0.2	0.2	0.2	0.2	0.1	-0.1	-32%

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).