

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 167.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,713	10,746	10,969	11,298	11,379	3,666	48%
Household Population	7,683	10,705	10,914	11,219	11,280	3,597	47%
Group Quarters Population	30	41	55	79	99	69	230%
Civilian	30	41	55	79	99	69	230%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,970	4,068	4,118	4,119	4,127	1,157	39%
Single Family	1,753	2,206	2,218	2,219	2,226	473	27%
Multiple Family	1,035	1,680	1,718	1,718	1,718	683	66%
Mobile Homes	182	182	182	182	183	1	1%
Occupied Housing Units	2,869	3,920	3,963	4,021	4,031	1,162	41%
Single Family	1,705	2,127	2,126	2,181	2,189	484	28%
Multiple Family	999	1,627	1,670	1,672	1,672	673	67%
Mobile Homes	165	166	167	168	170	5	3%
Vacancy Rate	3.4%	3.6%	3.8%	2.4%	2.3%	-1.1	-32%
Single Family	2.7%	3.6%	4.1%	1.7%	1.7%	-1.0	-37%
Multiple Family	3.5%	3.2%	2.8%	2.7%	2.7%	-0.8	-23%
Mobile Homes	9.3%	8.8%	8.2%	7.7%	0.0%	-9.3	-100%
Persons per Household	2.68	2.73	2.75	2.79	2.80	0.12	4%

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.

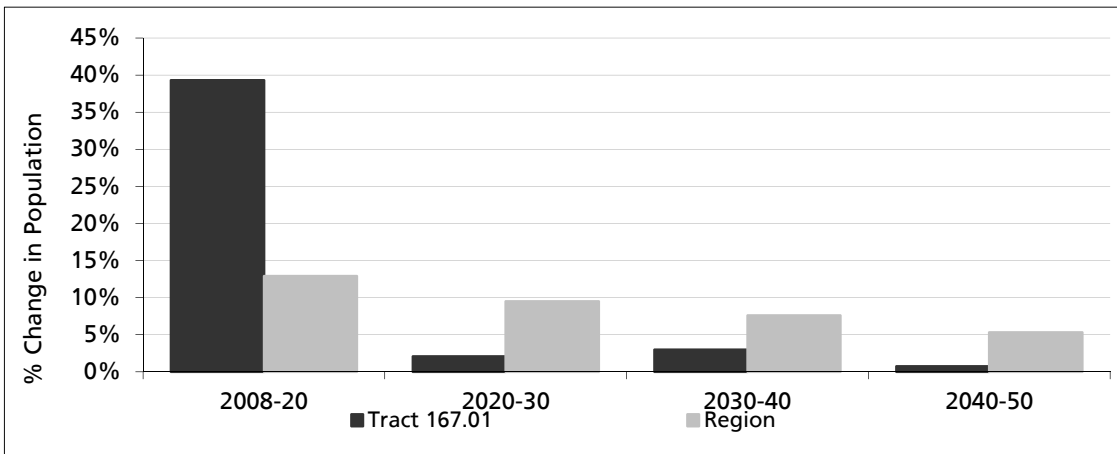
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,713	10,746	10,969	11,298	11,379	3,666	48%
Under 5	575	785	846	861	842	267	46%
5 to 9	621	825	862	881	866	245	39%
10 to 14	596	827	807	852	850	254	43%
15 to 17	377	499	455	491	498	121	32%
18 to 19	257	325	291	310	320	63	25%
20 to 24	587	796	856	853	895	308	52%
25 to 29	498	852	878	870	912	414	83%
30 to 34	587	840	837	909	897	310	53%
35 to 39	594	643	817	837	803	209	35%
40 to 44	556	632	718	708	745	189	34%
45 to 49	647	724	621	786	822	175	27%
50 to 54	509	613	500	570	562	53	10%
55 to 59	376	586	468	397	498	122	32%
60 to 61	138	234	187	155	203	65	47%
62 to 64	117	243	170	122	137	20	17%
65 to 69	151	357	368	288	222	71	47%
70 to 74	178	435	529	448	383	205	115%
75 to 79	152	265	396	443	388	236	155%
80 to 84	111	143	236	308	272	161	145%
85 and over	86	122	127	209	264	178	207%
Median Age	32.9	32.8	32.9	32.9	32.8	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,713	10,746	10,969	11,298	11,379	3,666	48%
Hispanic	1,083	1,799	2,026	2,273	2,446	1,363	126%
Non-Hispanic	6,630	8,947	8,943	9,025	8,933	2,303	35%
White	6,001	7,959	7,834	7,759	7,539	1,538	26%
Black	127	224	260	303	342	215	169%
American Indian	68	64	35	25	17	-51	-75%
Asian	148	295	394	493	578	430	291%
Hawaiian / Pacific Islander	10	18	21	22	26	16	160%
Other	12	18	16	19	21	9	75%
Two or More Races	264	369	383	404	410	146	55%

GROWTH TRENDS IN TOTAL POPULATION



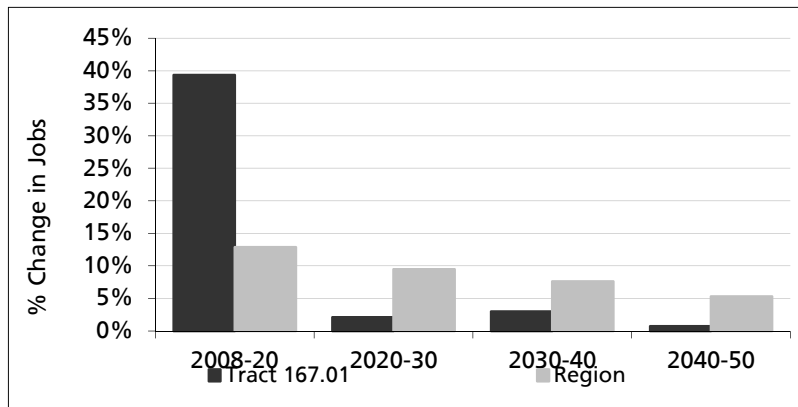
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	582	590	590	623	741	159	27%
Civilian Jobs	582	590	590	623	741	159	27%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,591	1,591	1,591	1,591	1,591	0	0%
Developed Acres	1,297	1,526	1,529	1,530	1,534	237	18%
Low Density Single Family	47	77	77	77	77	29	62%
Single Family	528	693	694	695	696	169	32%
Multiple Family	47	80	82	82	82	34	72%
Mobile Homes	37	37	37	37	37	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	35	35	35	35	37	1	4%
Commercial/Services	9	11	11	12	13	3	37%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	212	212	212	212	212	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	369	369	369	369	369	0	0%
Vacant Developable Acres	243	14	11	10	6	-237	-97%
Low Density Single Family	50	2	2	2	2	-47	-95%
Single Family	153	5	4	4	2	-151	-99%
Multiple Family	34	2	0	0	0	-34	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	0	-1	-100%
Commercial/Services	4	2	2	1	1	-3	-85%
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	1	1	1	1	1	0	0%
Constrained Acres	51	51	51	51	51	0	0%
Employment Density³	10.2	10.1	10.1	10.5	12.0	1.8	18%
Residential Density⁴	4.5	4.6	4.6	4.6	4.6	0.1	3%

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).