

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.54



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,330	12,486	12,606	12,731	12,736	6,406	101%
Household Population	6,330	12,486	12,606	12,731	12,736	6,406	101%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,095	4,042	4,042	4,081	4,081	1,986	95%
Single Family	1,258	1,258	1,258	1,258	1,258	0	0%
Multiple Family	837	2,784	2,784	2,823	2,823	1,986	237%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,039	3,963	3,959	3,996	3,999	1,960	96%
Single Family	1,220	1,228	1,231	1,231	1,232	12	1%
Multiple Family	819	2,735	2,728	2,765	2,767	1,948	238%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.0%	2.1%	2.1%	2.0%	-0.7	-26%
Single Family	3.0%	2.4%	2.1%	2.1%	2.1%	-0.9	-30%
Multiple Family	2.2%	1.8%	2.0%	2.1%	2.0%	-0.2	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.10	3.15	3.18	3.19	3.18	0.08	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.

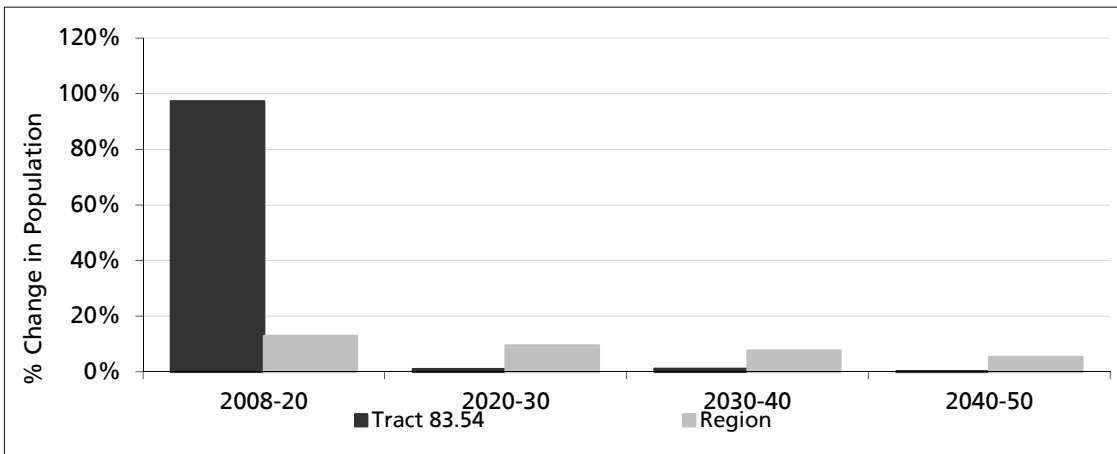
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,330	12,486	12,606	12,731	12,736	6,406	101%
Under 5	509	903	872	823	759	250	49%
5 to 9	511	1,014	978	937	913	402	79%
10 to 14	389	836	753	728	719	330	85%
15 to 17	210	397	391	372	366	156	74%
18 to 19	117	179	199	184	181	64	55%
20 to 24	313	546	644	592	565	252	81%
25 to 29	257	511	501	523	495	238	93%
30 to 34	429	887	771	821	743	314	73%
35 to 39	825	1,365	1,418	1,384	1,329	504	61%
40 to 44	783	1,325	1,380	1,285	1,340	557	71%
45 to 49	615	1,021	874	953	937	322	52%
50 to 54	456	866	806	837	787	331	73%
55 to 59	325	799	718	672	734	409	126%
60 to 61	115	323	308	311	362	247	215%
62 to 64	98	358	378	378	403	305	311%
65 to 69	112	423	526	530	526	414	370%
70 to 74	89	274	391	401	420	331	372%
75 to 79	72	171	299	364	365	293	407%
80 to 84	55	132	206	305	333	278	505%
85 and over	50	156	193	331	459	409	818%
Median Age	37.6	38.6	39.2	40.0	41.1	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,330	12,486	12,606	12,731	12,736	6,406	101%
Hispanic	499	1,106	1,202	1,299	1,382	883	177%
Non-Hispanic	5,831	11,380	11,404	11,432	11,354	5,523	95%
White	2,521	4,235	4,086	3,652	3,177	656	26%
Black	261	560	546	548	555	294	113%
American Indian	6	36	49	53	52	46	767%
Asian	2,723	5,766	5,804	6,123	6,402	3,679	135%
Hawaiian / Pacific Islander	27	106	139	165	180	153	567%
Other	10	32	34	37	38	28	280%
Two or More Races	283	645	746	854	950	667	236%

GROWTH TRENDS IN TOTAL POPULATION



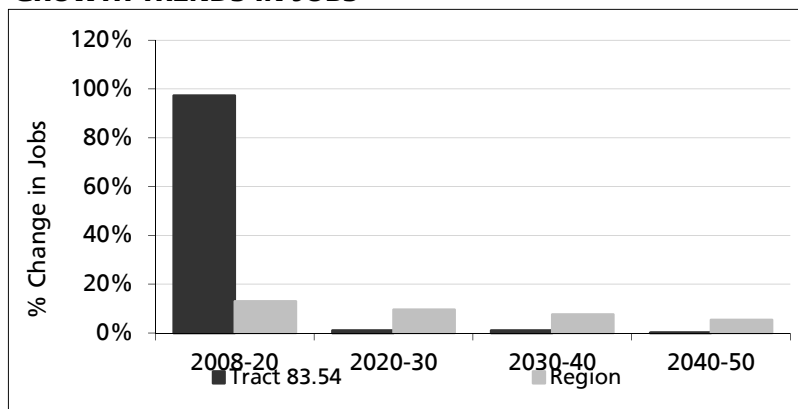
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	474	474	474	474	618	144	30%
Civilian Jobs	474	474	474	474	618	144	30%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	739	739	739	739	739	0	0%
Developed Acres	637	686	686	686	739	102	16%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	157	157	157	157	157	0	0%
Multiple Family	61	110	110	110	110	49	81%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	4	4	4	0	0%
Commercial/Services	21	21	21	21	21	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	163	163	163	163	163	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	231	231	231	231	284	53	23%
Vacant Developable Acres	102	53	53	53	0	-102	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	49	0	0	0	0	-49	-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	53	53	53	53	0	-53	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	19.2	19.2	19.2	19.2	25.1	5.8	30%
Residential Density⁴	9.6	15.1	15.1	15.3	15.3	5.7	59%

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).