2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011) Census Tract 197.02



POPULATION AND HOUSING

2008 to 2050 Change* 2008 2020 2030 2040 Numeric Percent 2050 **Total Population** 4,966 5,594 5,827 6,165 6,190 1,224 25% **Household Population** 4,918 5,517 5,705 5,974 5,934 1,016 21% **Group Quarters Population** 77 208 48 122 191 256 433% Civilian 48 77 122 191 256 208 433% Military 0 0 0 0 0 0 0% **Total Housing Units** 1,721 1,876 1,904 1,985 1,985 264 15% Single Family 1.637 1.792 1,818 1,814 1,814 177 11% 171 Multiple Family 87 104% 84 84 86 171 **Mobile Homes** 0 0 0 0 0 0 0% 268 17% Occupied Housing Units 1,624 1.775 1,814 1,892 1.892 Single Family 1,548 1,708 1,741 1,737 1,738 190 12% Multiple Family 76 67 73 155 154 78 103% **Mobile Homes** 0 0 0 0 0 0 0% **Vacancy Rate** 5.4% 4.7% 4.7% 4.7% -0.9 -16% 5.6% 4.7% 4.2% 4.2% 4.2% -22% Single Family 5.4% -1.2 Multiple Family 9.5% 20.2% 15.1% 9.4% 9.9% 0.4 4% **Mobile Homes** 0.0% 0.0 0% 0.0% 0.0% 0.0% 0.0% 0.11 4% **Persons per Household** 3.03 3.11 3.14 3.16 3.14

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 to 2050 Change* 2008 2020 2030 2040 2050 Numeric Percent **Total Population** 4,966 5,594 5.827 6,165 6,190 1.224 25% Under 5 220 232 240 238 223 3 1% 5 to 9 284 329 336 346 329 45 16% 10 to 14 316 365 347 359 347 31 10% 15 to 17 248 233 232 244 237 -12 -5% 18 to 19 154 154 145 -30 -17% 175 161 388 41 20 to 24 387 445 440 428 11% 25 to 29 300 379 381 391 380 80 27% 30 to 34 235 256 240 276 262 27 11% -5 35 to 39 272 282 236 284 267 -2% 40 to 44 348 336 39 362 351 387 11% 45 to 49 473 453 406 492 497 24 5% 50 to 54 473 467 430 465 435 -38 -8% 55 to 59 360 459 418 391 472 112 31% 60 to 61 179 139 157 138 163 24 17% 62 to 64 209 239 121 118 215 231 103% 65 to 69 277 318 290 138 91% 152 311 70 to 74 131 236 307 317 186 142% 313 75 to 79 142 175 144 272 314 286 101% 80 to 84 101 97 163 236 249 148 147% 85 and over 96 112 121 198 242 146 152%

POPULATION BY RACE AND ETHNICITY

Median Age

2008 to 2050 Change* 2030 2040 2050 2008 2020 Numeric Percent **Total Population** 4,966 5,594 5,827 6,165 6,190 1,224 25% 134% Hispanic 1,286 1,901 2,371 2,766 3,009 1,723 Non-Hispanic 3,680 3,693 3,456 3,399 3,181 -499 -14% White 3,350 3.290 3,004 2,873 2,600 -750 -22% 79 Black 94 105 124 45 57% 117 American Indian 20 21 19 19 18 -2 -10% 112 Asian 99 130 151 113% 183 211 Hawaiian / Pacific Islander 10 10 10 10 10 0 0% Other 3 3 3 3 3 0 0% 145 194 215 96 81% Two or More Races 119 164

43.5

45.1

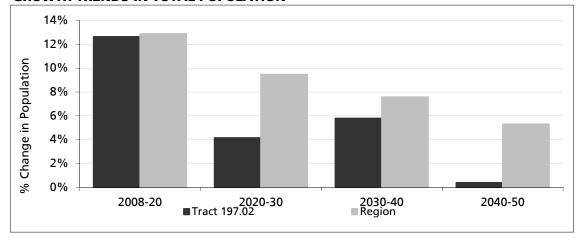
46.0

5.3

13%

43.0

GROWTH TRENDS IN TOTAL POPULATION



40.7

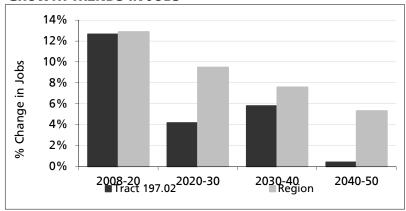
EMPLOYMENT

						2008 to 2050 Change*	
	2008	2020	2030	2040	2050	Numeric	Percent
Jobs	1,547	1,547	1,732	1,817	1,817	270	17%
Civilian Jobs	1,547	1,547	1,732	1,817	1,817	270	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE1

Total Acres 986 986 986 986 986 986 986 0 098	LAND OSL	2008 to 2050 C							
Developed Acres 923 969 982 984 984 61 79 Low Density Single Family 0 0 3 1 1 <		2008	2020	2030	2040	2050		Percent	
Low Density Single Family	Total Acres	986	986	986	986	986	0	0%	
Single Family 648 700 706 705 705 57 99 Multiple Family 6 6 6 6 9 9 3 599 Mobile Homes 0 0 0 0 0 0 0 0 Other Residential 0 <td< th=""><th>Developed Acres</th><th>923</th><th>969</th><th>982</th><th>984</th><th>984</th><th>61</th><th>7%</th></td<>	Developed Acres	923	969	982	984	984	61	7%	
Multiple Family 6 6 6 6 9 9 3 599 Mobile Homes 0	Low Density Single Family	0	0	3	3	3	3		
Mobile Homes 0 <t< td=""><td>Single Family</td><td>648</td><td>700</td><td>706</td><td>705</td><td>705</td><td>57</td><td>9%</td></t<>	Single Family	648	700	706	705	705	57	9%	
Other Residential 0 0 0 0 0 0 Mixed Use 0 0 0 1 1 1 1 Industrial 4 4 4 4 4 4 4 0 0 Commercial/Services 48 48 54 53 53 5 119 Office 14 14 14 14 14 14 14 0 09 Schools 12 12 12 12 12 12 0 09 Roads and Freeways 172 172 172 172 172 0 0 Agricultural and Extractive ² 9 2 0 0 0 -9 -1009 Parks and Military Use 10 10 10 10 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Multiple Family	6	6	6	9	9	3	59%	
Mixed Use 0 0 0 1 0	Mobile Homes	0	0	0	0	0	0	0%	
Industrial	Other Residential	0	0	0	0	0	0	0%	
Commercial/Services 48 48 54 53 53 5 119 Office 14 14 14 14 14 14 0 09 Schools 12 12 12 12 12 12 0 09 Roads and Freeways 172 172 172 172 172 172 0	Mixed Use	0	0	0	1	1	1		
Office 14 14 14 14 14 14 14 14 0 09 Schools 12 12 12 12 12 12 12 0 09 Roads and Freeways 172 172 172 172 172 0 0 Agricultural and Extractive² 9 2 0 0 0 -9 -1009 Parks and Military Use 10 10 10 10 10 10 0 0 -9 -1009 Parks and Military Use 10 10 10 10 10 10 0	Industrial	4	4	4	4	4	0	0%	
Schools 12 12 12 12 12 12 12 12 12 12 12 12 12 12 12 12 12 12 10 0 </td <td>Commercial/Services</td> <td>48</td> <td>48</td> <td>54</td> <td>53</td> <td>53</td> <td>5</td> <td>11%</td>	Commercial/Services	48	48	54	53	53	5	11%	
Roads and Freeways 172 172 172 172 172 172 172 0 0 Agricultural and Extractive² 9 2 0 0 0 -9 -1009 Parks and Military Use 10 10 10 10 10 0 0 Vacant Developable Acres 62 16 3 1 1 -61 -989 Low Density Single Family 2 2 1 1 1 -61 -989 Single Family 53 7 0 0 0 -52 -999 Multiple Family 2 2 2 0 0 -52 -999 Mixed Use 0	Office	14	14	14	14	14	0	0%	
Agricultural and Extractive ² 9 2 0 0 0 -9 -1009 Parks and Military Use 10 10 10 10 10 0 0 Vacant Developable Acres 62 16 3 1 1 -61 -98% Low Density Single Family 2 2 1 1 1 -61 -98% Low Density Single Family 2 2 2 1 1 1 -1 -46% Single Family 53 7 0 0 0 0 -52 -99% Multiple Family 2 2 2 0 0 -2 -100% Mixed Use 0 0 0 0 0 0 0 0 0 Industrial 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 <t< td=""><td>Schools</td><td>12</td><td>12</td><td>12</td><td>12</td><td>12</td><td>0</td><td>0%</td></t<>	Schools	12	12	12	12	12	0	0%	
Parks and Military Use 10 10 10 10 10 0<	Roads and Freeways	172	172	172	172	172	0	0%	
Vacant Developable Acres 62 16 3 1 1 -61 -98% Low Density Single Family 2 2 1 1 1 -1 -46% Single Family 53 7 0 0 0 -52 -99% Multiple Family 2 2 2 0 0 -2 -100% Mixed Use 0	Agricultural and Extractive ²	9	2	0	0	0	-9	-100%	
Low Density Single Family 2 2 1 1 1 -1 -469 Single Family 53 7 0 0 0 -52 -999 Multiple Family 2 2 2 2 0 0 -52 -999 Mixed Use 0 <t< td=""><td>Parks and Military Use</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>0</td><td>0%</td></t<>	Parks and Military Use	10	10	10	10	10	0	0%	
Single Family 53 7 0 0 0 -52 -999 Multiple Family 2 2 2 2 0 0 -2 -1009 Mixed Use 0		62	16	3	1	1	-61	-98%	
Multiple Family 2 2 2 2 0 0 -2 -1009 Mixed Use 0 <	Low Density Single Family	2	2	1	1	1	-	-46%	
Mixed Use 0	Single Family	53	7	0	0	0	-52	-99%	
Industrial 0	Multiple Family	2	2	2	0	0	-2	-100%	
Commercial/Services 6 6 0 0 0 -6 -100% Office 0	Mixed Use	0	0	0	0	0	0	0%	
Office 0 <td>Industrial</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0%</td>	Industrial	0	0	0	0	0	0	0%	
Schools 0 </td <td>Commercial/Services</td> <td>6</td> <td>6</td> <td>0</td> <td>0</td> <td>0</td> <td>-6</td> <td>-100%</td>	Commercial/Services	6	6	0	0	0	-6	-100%	
Parks and Other 0	Office	0	0	0	0	0	0	0%	
Future Roads and Freeways 0 <td>Schools</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0%</td>	Schools	0	0	0	0	0	0	0%	
Constrained Acres 0 0 0 0 0 0 0 0 Employment Density³ 19.6 19.6 20.4 21.5 21.5 1.9 10%	Parks and Other	0	0	0	0	0	0	0%	
Employment Density ³ 19.6 19.6 20.4 <i>21.5</i> 21.5 1.9 109	Future Roads and Freeways	0	0	0	0	0	0	0%	
	Constrained Acres	0	0	0	0	0	0	0%	
Residential Density ⁴ 2.6 2.7 2.7 2.8 2.8 0.1 59	Employment Density ³	19.6	19.6	20.4	21.5	21.5	1.9	10%	
	Residential Density ⁴	2.6	2.7	2.7	2.8	2.8	0.1	5%	

GROWTH TRENDS IN JOBS



Source: Final Series 12 - 2050 Regional Growth Forecast SANDAG www.sandag.org

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
- 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).