

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 26.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,767	4,669	5,032	5,152	5,633	866	18%
Household Population	4,668	4,532	4,832	4,864	5,273	605	13%
Group Quarters Population	99	137	200	288	360	261	264%
Civilian	99	137	200	288	360	261	264%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,213	1,221	1,269	1,278	1,396	183	15%
Single Family	790	798	821	808	808	18	2%
Multiple Family	423	423	448	470	588	165	39%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,150	1,109	1,165	1,173	1,288	138	12%
Single Family	758	741	774	761	766	8	1%
Multiple Family	392	368	391	412	522	130	33%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.2%	9.2%	8.2%	8.2%	7.7%	2.5	48%
Single Family	4.1%	7.1%	5.7%	5.8%	5.2%	1.1	27%
Multiple Family	7.3%	13.0%	12.7%	12.3%	11.2%	3.9	53%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.06	4.09	4.15	4.15	4.09	0.03	1%

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.

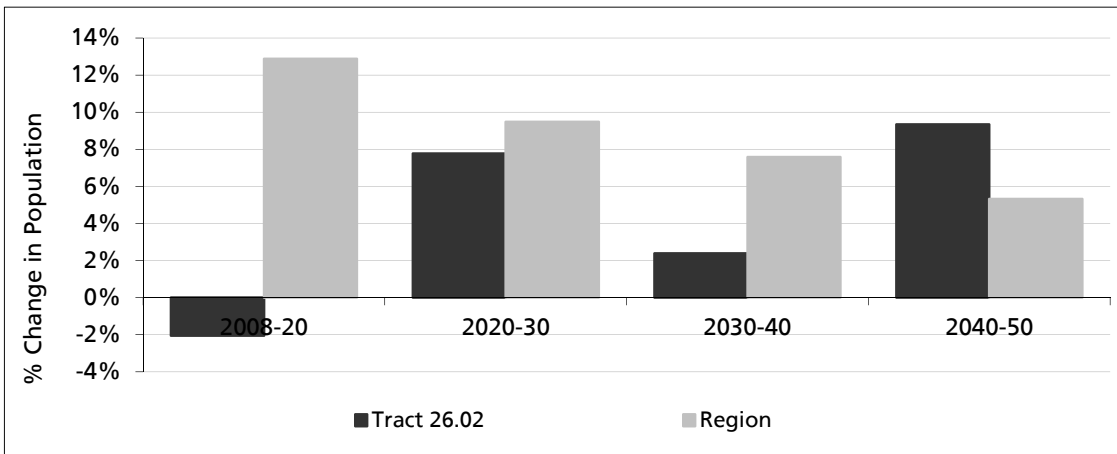
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,767	4,669	5,032	5,152	5,633	866	18%
Under 5	442	394	407	421	427	-15	-3%
5 to 9	370	429	427	440	474	104	28%
10 to 14	460	513	518	512	573	113	25%
15 to 17	298	268	302	285	320	22	7%
18 to 19	198	153	205	195	218	20	10%
20 to 24	421	340	469	450	477	56	13%
25 to 29	429	400	388	416	425	-4	-1%
30 to 34	391	345	311	389	397	6	2%
35 to 39	376	325	362	364	425	49	13%
40 to 44	414	402	418	375	518	104	25%
45 to 49	305	306	304	338	364	59	19%
50 to 54	236	260	289	293	275	39	17%
55 to 59	145	183	205	198	228	83	57%
60 to 61	43	62	68	70	78	35	81%
62 to 64	51	83	97	112	119	68	133%
65 to 69	62	92	121	139	143	81	131%
70 to 74	43	51	68	70	78	35	81%
75 to 79	32	28	35	37	36	4	13%
80 to 84	24	18	28	39	45	21	88%
85 and over	27	17	10	9	13	-14	-52%
Median Age	27.3	28.0	27.4	28.3	28.9	1.6	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,767	4,669	5,032	5,152	5,633	866	18%
Hispanic	2,902	3,183	3,672	3,949	4,453	1,551	53%
Non-Hispanic	1,865	1,486	1,360	1,203	1,180	-685	-37%
White	281	128	45	0	0	-281	-100%
Black	477	379	340	289	258	-219	-46%
American Indian	5	4	4	4	4	-1	-20%
Asian	950	840	832	776	783	-167	-18%
Hawaiian / Pacific Islander	28	31	35	35	37	9	32%
Other	1	1	1	0	0	-1	-100%
Two or More Races	123	103	103	99	98	-25	-20%

GROWTH TRENDS IN TOTAL POPULATION



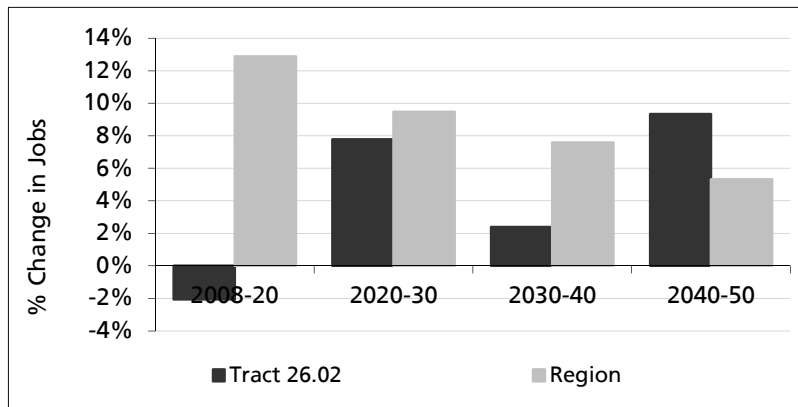
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	415	415	415	539	539	124	30%
Civilian Jobs	415	415	415	539	539	124	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	189	189	189	189	189	0	0%
Developed Acres	183	183	187	189	189	6	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	75	76	78	77	77	2	3%
Multiple Family	13	13	14	15	15	3	22%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	4	4	4	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	3	3	3	1	1	-3	-82%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	46	46	46	46	46	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	36	36	36	36	36	0	0%
Vacant Developable Acres	6	5	1	0	0	-6	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	2	0	0	0	-3	-100%
Multiple Family	3	3	1	0	0	-3	-98%
Mixed Use	0	0	0	0	0	0	-100%
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	33.8	33.8	33.8	46.7	46.8	13.0	38%
Residential Density⁴	13.7	13.7	13.7	13.4	14.7	0.9	7%

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).