2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011) Census Tract 116.02



POPULATION AND HOUSING

2008 to 2050 Change* 2008 2020 2030 2040 Numeric Percent 2050 **Total Population** 3,531 3,468 3,504 3,554 3,603 72 2% **Household Population** 3,309 3,320 3,341 3,375 -13 0% 3,388 **Group Quarters Population** 85 143 159 184 213 228 59% Civilian 143 159 184 213 228 85 59% Military 0 0 0 0 0 n 0% **Total Housing Units** 994 994 994 999 1,018 24 2% Single Family 421 421 421 426 445 24 6% Multiple Family 478 478 478 478 478 0 0% **Mobile Homes** 95 95 95 95 95 0 0% 941 949 967 3 0% **Occupied Housing Units** 964 944 Single Family 402 387 389 394 413 11 3% 472 463 -10 Multiple Family 463 463 462 -2% **Mobile Homes** 90 91 92 92 92 2 2% **Vacancy Rate** 2.0 67% 3.0% 5.3% 5.0% 5.0% 5.0% 2.7 60% Single Family 4.5% 8.1% 7.6% 7.5% 7.2% Multiple Family 1.3% 3.1% 3.1% 3.3% 2.0 154% 3.1% **Mobile Homes** -5.3 -100% 5.3% 4.2% 3.2% 3.2% 0.0% -0.02 **Persons per Household** 3.51 3.52 3.52 3.52 3.49 -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.

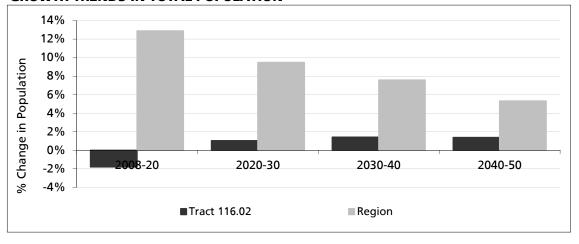
POPULATION BY AGE

2008 to 2050 Change* 2030 2040 2050 Numeric 2008 2020 Percent **Total Population** 3,531 3.468 3,504 3.554 3,603 2% Under 5 398 348 320 305 288 -110 -28% 5 to 9 344 378 347 335 314 -30 -9% 10 to 14 322 353 328 313 310 -12 -4% 15 to 17 215 191 191 175 -33 -15% 182 18 to 19 120 94 110 95 93 -27 -23% 304 292 -46 -14% 20 to 24 338 257 330 25 to 29 295 271 254 269 250 -45 -15% 30 to 34 362 299 228 285 270 -92 -25% 35 to 39 282 241 241 253 -29 -10% 230 40 to 44 166 178 170 143 23 14% 189 45 to 49 154 167 153 163 167 13 8% 50 to 54 146 174 194 191 173 27 18% 55 to 59 71 104 122 117 131 60 85% 60 to 61 25 30 37 39 14 56% 36 62 to 64 46 79 88 105 102 56 122% 89 93 65 to 69 129 162 188 182 104% 70 to 74 70 92 125 147 166 96 137% 75 to 79 31 48 77 100 70 30 233% 80 to 84 36 30 35 43 44 8 22% 85 and over 22 22 21 33 58 36 164% Median Age 25.5 27.1 27.5 29.6 31.3 5.8 23%

POPULATION BY RACE AND ETHNICITY

2008 to 2050 Change* 2020 2030 2040 2050 Numeric Percent 2008 **Total Population** 3,531 3,468 3,504 3,554 3,603 72 2% 2,732 2,875 3,057 3,166 3,252 520 19% Hispanic Non-Hispanic 799 593 447 388 351 -448 -56% White 310 139 13 0 0 -310 -100% 87 12 -100 Black 112 64 37 -89% American Indian 7 5 3 3 3 -4 -57% 315 307 305 284 271 -44 Asian -14% Hawaiian / Pacific Islander 5 5 5 5 5 0 0% Other 0 1 1 1 1 1 59 Two or More Races 50 49 56 58 9 18%

GROWTH TRENDS IN TOTAL POPULATION



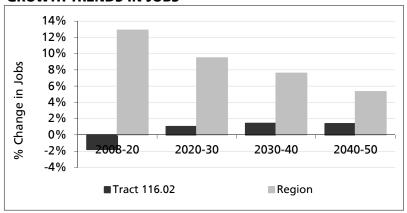
EMPLOYMENT

						2008 to 2050 Change*	
	2008	2020	2030	2040	2050	Numeric	Percent
Jobs	1,502	1,502	1,502	1,502	1,503	1	0%
Civilian Jobs	1,502	1,502	1,502	1,502	1,503	1	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE1

27.112 032	2008 to 20						50 Change*	
	2008	2020	2030	2040	2050	Numeric	Percent	
Total Acres	254	254	254	254	254	0	0%	
Developed Acres	248	248	248	249	251	3	1%	
Low Density Single Family	0	0	0	0	0	0	0%	
Single Family	55	55	55	56	58	3	5%	
Multiple Family	12	12	12	12	12	0	0%	
Mobile Homes	3	3	3	3	3	0	0%	
Other Residential	3	3	3	3	3	0	0%	
Mixed Use	0	0	0	0	0	0	0%	
Industrial	25	25	25	25	25	0	0%	
Commercial/Services	38	38	38	38	38	0	0%	
Office	3	3	3	3	3	0	0%	
Schools	36	36	36	36	36	0	0%	
Roads and Freeways	66	66	66	66	66	0	0%	
Agricultural and Extractive ²	0	0	0	0	0	0	0%	
Parks and Military Use	8	8	8	8	8	0	0%	
Vacant Developable Acres	5	5	5	5	2	-3	-53%	
Low Density Single Family	0	0	0	0	0	0	0%	
Single Family	3	3	3	2	0	-3	-100%	
Multiple Family	0	0	0	0	0	0	0%	
Mixed Use	1	1	1	1	1	0	0%	
Industrial	0	0	0	0	0	0	0%	
Commercial/Services	2	2	2	2	2	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 Density ³	14.9	14.9	14.9	14.9	14.9	0.0	0%	
Residential Density ⁴	13.5	13.5	13.5	13.5	13.3	-0.2	-1%	

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 the2050 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).

2000 to 2000 Chamast