

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 81.02



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,518	3,465	3,623	3,897	4,207	689	20%
Household Population	3,424	3,341	3,437	3,641	3,913	489	14%
Group Quarters Population	94	124	186	256	294	200	213%
Civilian	94	124	186	256	294	200	213%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,519	1,530	1,530	1,629	1,754	235	15%
Single Family	1,184	1,184	1,184	1,157	1,105	-79	-7%
Multiple Family	335	346	346	472	649	314	94%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,457	1,387	1,396	1,476	1,589	132	9%
Single Family	1,134	1,090	1,103	1,088	1,039	-95	-8%
Multiple Family	323	297	293	388	550	227	70%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.1%	9.3%	8.8%	9.4%	9.4%	5.3	129%
Single Family	4.2%	7.9%	6.8%	6.0%	6.0%	1.8	43%
Multiple Family	3.6%	14.2%	15.3%	17.8%	15.3%	11.7	325%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.41	2.46	2.47	2.46	0.11	5%

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.

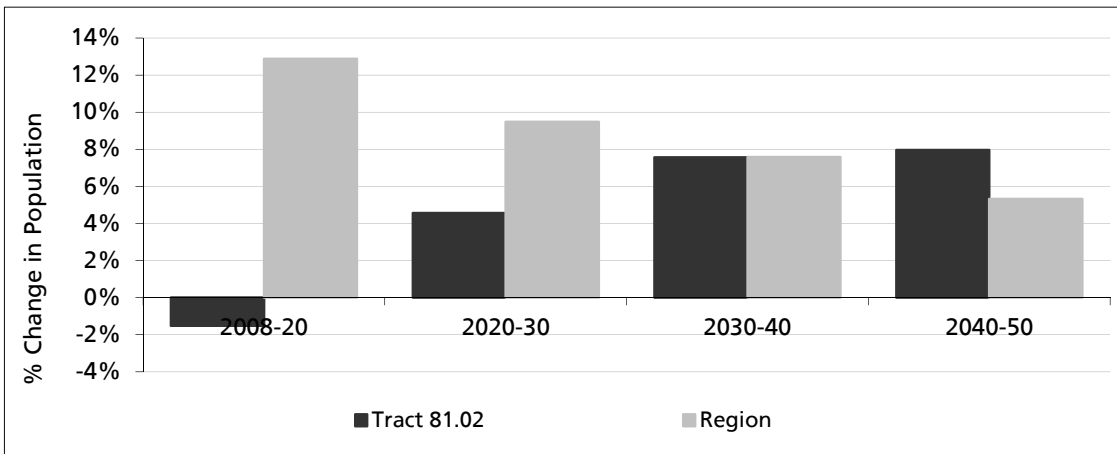
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,518	3,465	3,623	3,897	4,207	689	20%
Under 5	120	104	110	113	119	-1	-1%
5 to 9	160	139	150	155	162	2	1%
10 to 14	250	235	233	258	273	23	9%
15 to 17	148	136	134	151	166	18	12%
18 to 19	69	58	55	57	60	-9	-13%
20 to 24	192	180	187	191	217	25	13%
25 to 29	90	108	111	109	127	37	41%
30 to 34	149	133	120	123	118	-31	-21%
35 to 39	200	137	162	158	145	-55	-28%
40 to 44	299	210	240	246	275	-24	-8%
45 to 49	355	257	210	274	299	-56	-16%
50 to 54	298	245	204	239	253	-45	-15%
55 to 59	275	297	242	210	286	11	4%
60 to 61	119	137	118	97	135	16	13%
62 to 64	133	198	170	159	180	47	35%
65 to 69	173	292	328	296	274	101	58%
70 to 74	135	229	297	270	254	119	88%
75 to 79	107	130	214	255	236	129	121%
80 to 84	101	90	162	226	213	112	111%
85 and over	145	150	176	310	415	270	186%
Median Age	46.2	50.7	52.4	52.4	52.8	6.6	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,518	3,465	3,623	3,897	4,207	689	20%
Hispanic	239	263	287	322	358	119	50%
Non-Hispanic	3,279	3,202	3,336	3,575	3,849	570	17%
White	3,075	2,973	3,072	3,268	3,495	420	14%
Black	30	33	37	41	45	15	50%
American Indian	8	9	9	9	9	1	13%
Asian	101	119	141	170	203	102	101%
Hawaiian / Pacific Islander	9	13	17	21	25	16	178%
Other	9	6	6	6	6	-3	-33%
Two or More Races	47	49	54	60	66	19	40%

GROWTH TRENDS IN TOTAL POPULATION



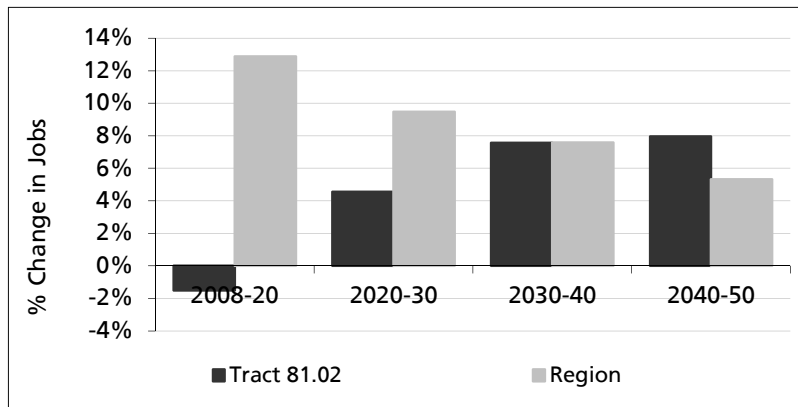
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	723	734	734	734	734	11	2%
Civilian Jobs	723	734	734	734	734	11	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	343	343	343	343	343	0	0%
Developed Acres	341	341	341	342	342	1	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	212	212	212	209	205	-8	-4%
Multiple Family	7	7	7	10	15	8	116%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	3	7	7	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	10	10	10	7	3	-6	-67%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	99	99	99	99	99	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	12	12	12	12	12	0	0%
Vacant Developable Acres	2	2	2	1	1	-1	-49%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	0	0%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	1	1	1	0	0	-1	-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	75.2	75.0	75.0	82.8	106.4	31.1	41%
Residential Density⁴	6.9	7.0	7.0	7.4	7.9	0.9	13%

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).