

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 146.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,463	4,718	4,804	7,695	8,727	4,264	96%
Household Population	4,409	4,616	4,612	7,404	8,350	3,941	89%
Group Quarters Population	54	102	192	291	377	323	598%
Civilian	54	102	192	291	377	323	598%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,059	2,103	2,052	3,221	3,624	1,565	76%
Single Family	726	758	692	677	677	-49	-7%
Multiple Family	1,333	1,345	1,360	2,544	2,947	1,614	121%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,936	2,016	1,973	3,092	3,507	1,571	81%
Single Family	660	721	662	652	652	-8	-1%
Multiple Family	1,276	1,295	1,311	2,440	2,855	1,579	124%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.0%	4.1%	3.8%	4.0%	3.2%	-2.8	-47%
Single Family	9.1%	4.9%	4.3%	3.7%	3.7%	-5.4	-59%
Multiple Family	4.3%	3.7%	3.6%	4.1%	3.1%	-1.2	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.28	2.29	2.34	2.39	2.38	0.10	4%

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.

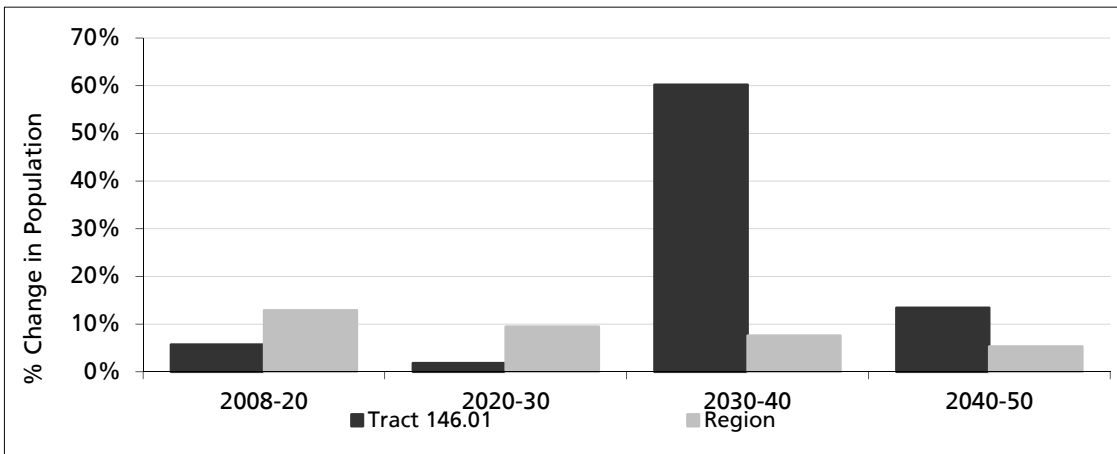
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,463	4,718	4,804	7,695	8,727	4,264	96%
Under 5	373	390	387	601	669	296	79%
5 to 9	273	284	288	458	508	235	86%
10 to 14	280	291	285	443	497	217	78%
15 to 17	167	163	160	256	294	127	76%
18 to 19	133	129	131	200	229	96	72%
20 to 24	337	342	390	599	694	357	106%
25 to 29	309	375	369	585	671	362	117%
30 to 34	432	470	436	751	825	393	91%
35 to 39	397	341	404	623	704	307	77%
40 to 44	371	326	345	505	640	269	73%
45 to 49	375	341	296	575	658	283	75%
50 to 54	292	282	249	424	457	165	57%
55 to 59	197	238	203	279	374	177	90%
60 to 61	58	74	64	74	102	44	76%
62 to 64	76	109	77	106	117	41	54%
65 to 69	103	181	186	223	199	96	93%
70 to 74	92	163	214	318	340	248	270%
75 to 79	68	86	137	247	227	159	234%
80 to 84	63	57	97	208	206	143	227%
85 and over	67	76	86	220	316	249	372%
Median Age	34.2	34.1	34.5	34.7	34.9	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,463	4,718	4,804	7,695	8,727	4,264	96%
Hispanic	1,078	1,321	1,469	2,520	3,040	1,962	182%
Non-Hispanic	3,385	3,397	3,335	5,175	5,687	2,302	68%
White	2,529	2,381	2,208	3,254	3,360	831	33%
Black	353	446	514	891	1,099	746	211%
American Indian	28	26	22	30	30	2	7%
Asian	274	330	366	625	768	494	180%
Hawaiian / Pacific Islander	11	10	10	17	19	8	73%
Other	7	9	9	15	17	10	143%
Two or More Races	183	195	206	343	394	211	115%

GROWTH TRENDS IN TOTAL POPULATION



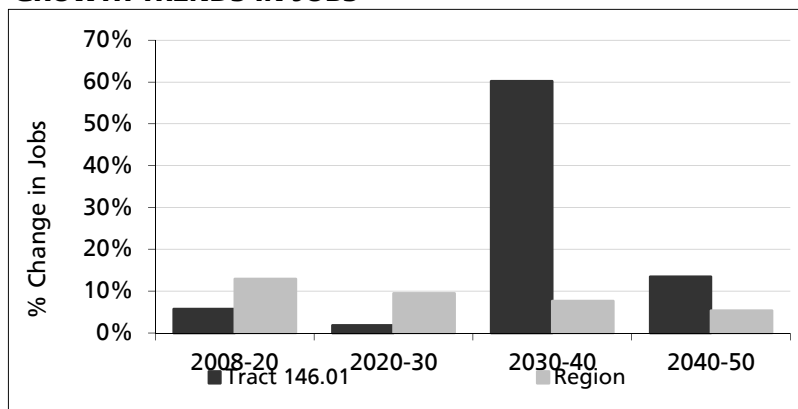
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,359	4,362	5,055	5,146	5,146	787	18%
Civilian Jobs	4,359	4,362	5,055	5,146	5,146	787	18%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	354	354	354	354	354	0	0%
Developed Acres	349	353	353	354	354	5	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	117	120	112	111	111	-6	-5%
Multiple Family	40	41	39	39	39	-1	-3%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	25	35	40	40	--
Industrial	1	1	1	0	0	0	-53%
Commercial/Services	53	53	43	36	31	-22	-41%
Office	8	8	5	4	4	-4	-48%
Schools	59	59	59	59	59	-1	-2%
Roads and Freeways	67	67	67	67	67	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
Vacant Developable Acres	5	1	0	0	0	-5	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-99%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
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	35.7	35.7	41.9	44.0	44.9	9.2	26%
Residential Density⁴	12.9	12.9	12.4	19.0	21.1	8.2	64%

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).