

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 101.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,207	6,992	8,104	9,548	10,221	4,014	65%
Household Population	6,125	6,893	7,954	9,351	9,991	3,866	63%
Group Quarters Population	82	99	150	197	230	148	180%
Civilian	82	99	150	197	230	148	180%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,770	2,006	2,244	2,612	2,760	990	56%
Single Family	973	1,032	1,023	1,023	1,100	127	13%
Multiple Family	392	637	952	1,580	1,651	1,259	321%
Mobile Homes	405	337	269	9	9	-396	-98%
Occupied Housing Units	1,654	1,861	2,122	2,495	2,646	992	60%
Single Family	906	961	965	965	1,042	136	15%
Multiple Family	380	597	909	1,527	1,598	1,218	321%
Mobile Homes	368	303	248	3	6	-362	-98%
Vacancy Rate	6.6%	7.2%	5.4%	4.5%	4.1%	-2.5	-38%
Single Family	6.9%	6.9%	5.7%	5.7%	5.3%	-1.6	-23%
Multiple Family	3.1%	6.3%	4.5%	3.4%	3.2%	0.1	3%
Mobile Homes	9.1%	10.1%	7.8%	66.7%	0.0%	-9.1	-100%
Persons per Household	3.70	3.70	3.75	3.75	3.78	0.08	2%

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.

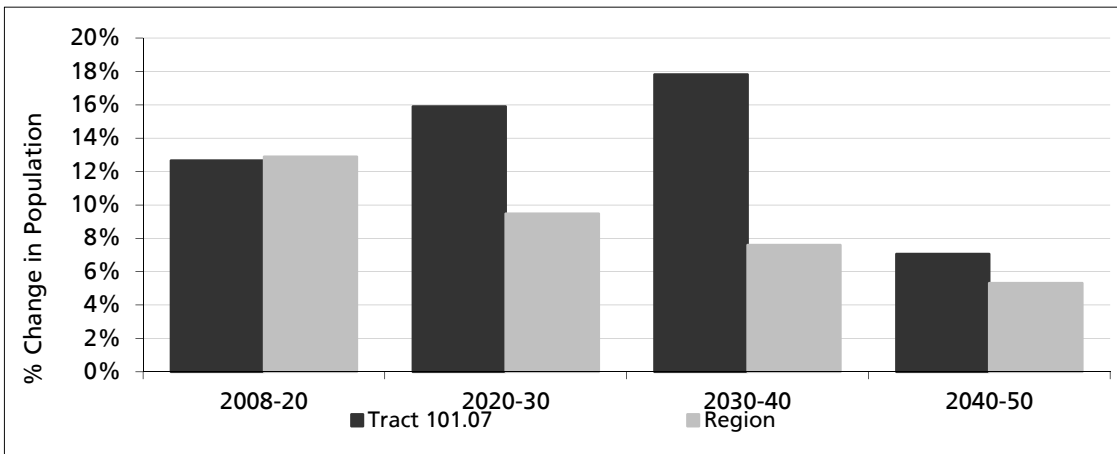
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,207	6,992	8,104	9,548	10,221	4,014	65%
Under 5	681	702	757	870	867	186	27%
5 to 9	356	453	462	533	548	192	54%
10 to 14	351	441	444	495	527	176	50%
15 to 17	324	338	366	395	424	100	31%
18 to 19	213	195	244	267	290	77	36%
20 to 24	551	501	661	706	730	179	32%
25 to 29	555	565	603	695	699	144	26%
30 to 34	459	452	448	602	609	150	33%
35 to 39	366	336	413	474	526	160	44%
40 to 44	321	322	353	352	469	148	46%
45 to 49	402	440	447	558	593	191	48%
50 to 54	402	478	561	635	589	187	47%
55 to 59	335	467	539	580	663	328	98%
60 to 61	131	206	254	303	346	215	164%
62 to 64	128	222	270	333	345	217	170%
65 to 69	181	300	389	452	436	255	141%
70 to 74	149	220	332	419	472	323	217%
75 to 79	150	171	296	435	506	356	237%
80 to 84	105	113	183	299	358	253	241%
85 and over	47	70	82	145	224	177	377%
Median Age	30.8	33.3	35.8	37.2	39.0	8.2	27%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,207	6,992	8,104	9,548	10,221	4,014	65%
Hispanic	3,959	4,716	5,671	6,998	7,828	3,869	98%
Non-Hispanic	2,248	2,276	2,433	2,550	2,393	145	6%
White	923	800	753	645	422	-501	-54%
Black	155	168	186	202	200	45	29%
American Indian	7	4	3	2	2	-5	-71%
Asian	928	1,036	1,178	1,342	1,397	469	51%
Hawaiian / Pacific Islander	7	4	3	3	3	-4	-57%
Other	1	1	1	1	0	-1	-100%
Two or More Races	227	263	309	355	369	142	63%

GROWTH TRENDS IN TOTAL POPULATION



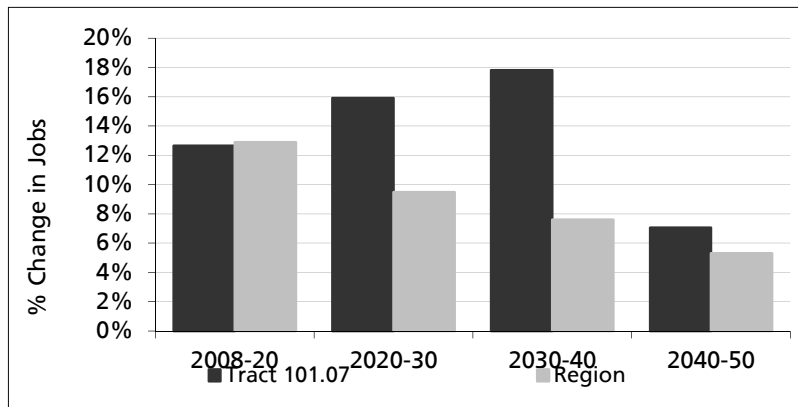
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,055	1,061	1,348	1,719	1,804	749	71%
Civilian Jobs	1,055	1,061	1,348	1,719	1,804	749	71%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	551	551	551	551	551	0	0%
Developed Acres	537	549	550	550	551	14	3%
Low Density Single Family	11	11	11	11	11	0	0%
Single Family	149	155	154	154	154	5	3%
Multiple Family	21	32	32	53	53	32	153%
Mobile Homes	33	27	22	0	0	-33	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	10	20	23	23	--
Industrial	18	18	18	9	9	-10	-53%
Commercial/Services	41	41	41	41	39	-2	-6%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	105	105	105	105	105	0	0%
Agricultural and Extractive ²	39	39	39	39	39	0	0%
Parks and Military Use	110	110	110	110	110	0	0%
Vacant Developable Acres	14	2	1	1	0	-14	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	12	0	0	0	0	-12	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	0	-1	-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	15.2	15.3	18.5	24.9	26.3	11.1	73%
Residential Density⁴	8.3	8.9	10.1	11.5	12.1	3.8	46%

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).