

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Via de la Valle Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	509	605	616	630	641	132	26%
Household Population	509	605	616	630	641	132	26%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	222	258	258	258	258	36	16%
Single Family	180	216	216	216	216	36	20%
Multiple Family	42	42	42	42	42	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	202	238	241	243	245	43	21%
Single Family	163	199	200	201	203	40	25%
Multiple Family	39	39	41	42	42	3	8%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.0%	7.8%	6.6%	5.8%	5.0%	-4.0	-44%
Single Family	9.4%	7.9%	7.4%	6.9%	6.0%	-3.4	-36%
Multiple Family	7.1%	7.1%	2.4%	0.0%	0.0%	-7.1	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.52	2.54	2.56	2.59	2.62	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.

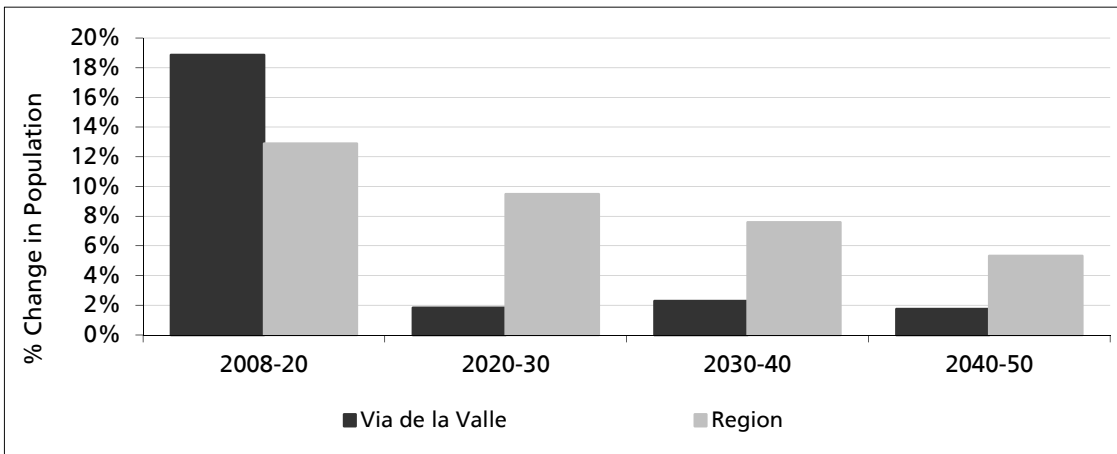
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	509	605	616	630	641	132	26%
Under 5	7	8	7	7	5	-2	-29%
5 to 9	11	11	14	21	16	5	45%
10 to 14	26	21	22	19	26	0	0%
15 to 17	18	18	13	17	16	-2	-11%
18 to 19	9	14	11	11	9	0	0%
20 to 24	41	43	38	32	35	-6	-15%
25 to 29	7	34	27	25	26	19	271%
30 to 34	9	9	15	11	13	4	44%
35 to 39	12	15	16	24	16	4	33%
40 to 44	21	26	33	27	34	13	62%
45 to 49	39	30	26	24	28	-11	-28%
50 to 54	32	47	37	51	45	13	41%
55 to 59	75	46	40	40	55	-20	-27%
60 to 61	19	25	19	17	28	9	47%
62 to 64	31	47	35	30	25	-6	-19%
65 to 69	38	79	66	50	48	10	26%
70 to 74	19	47	71	56	49	30	158%
75 to 79	26	43	64	70	59	33	127%
80 to 84	29	19	37	59	58	29	100%
85 and over	40	23	25	39	50	10	25%
Median Age	56.5	57.9	60.9	60.7	59.7	3.2	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	509	605	616	630	641	132	26%
Hispanic	23	36	38	41	43	20	87%
Non-Hispanic	486	569	578	589	598	112	23%
White	427	516	523	534	541	114	27%
Black	0	8	7	5	6	6	--
American Indian	3	1	2	0	1	-2	-67%
Asian	21	34	37	39	39	18	86%
Hawaiian / Pacific Islander	1	0	0	0	0	-1	-100%
Other	6	0	0	0	0	-6	-100%
Two or More Races	28	10	9	11	11	-17	-61%

GROWTH TRENDS IN TOTAL POPULATION



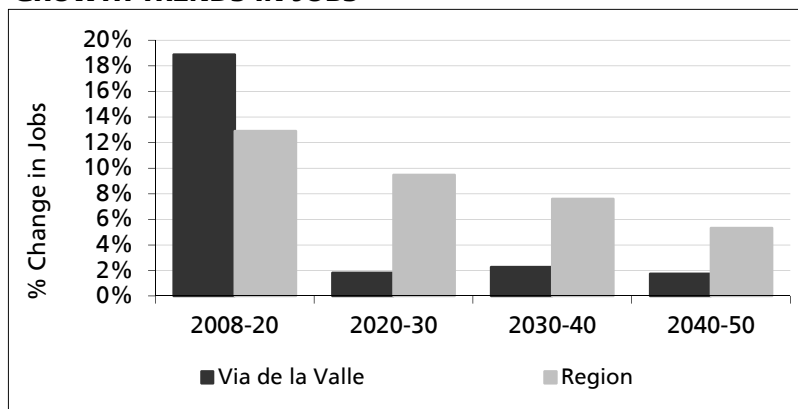
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	32	32	32	32	32	0	0%
Civilian Jobs	32	32	32	32	32	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	134	134	134	134	134	0	0%
Developed Acres	130	134	134	134	134	4	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	46	50	50	50	50	4	8%
Multiple Family	7	7	7	7	7	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
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%
Roads and Freeways	19	19	19	19	19	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	58	58	58	58	58	0	0%
Vacant Developable Acres	4	0	0	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
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	137.3	137.3	137.3	137.3	137.3	0.0	0%
Residential Density⁴	4.2	4.5	4.5	4.5	4.5	0.4	9%

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).