

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.13



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,244	2,377	2,419	2,809	2,874	630	28%
Household Population	2,244	2,377	2,419	2,809	2,874	630	28%
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	918	944	944	1,091	1,115	197	21%
Single Family	918	944	944	1,091	1,115	197	21%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	858	896	902	1,051	1,076	218	25%
Single Family	858	896	902	1,051	1,076	218	25%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.5%	5.1%	4.4%	3.7%	3.5%	-3.0	-46%
Single Family	6.5%	5.1%	4.4%	3.7%	3.5%	-3.0	-46%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.62	2.65	2.68	2.67	2.67	0.05	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.

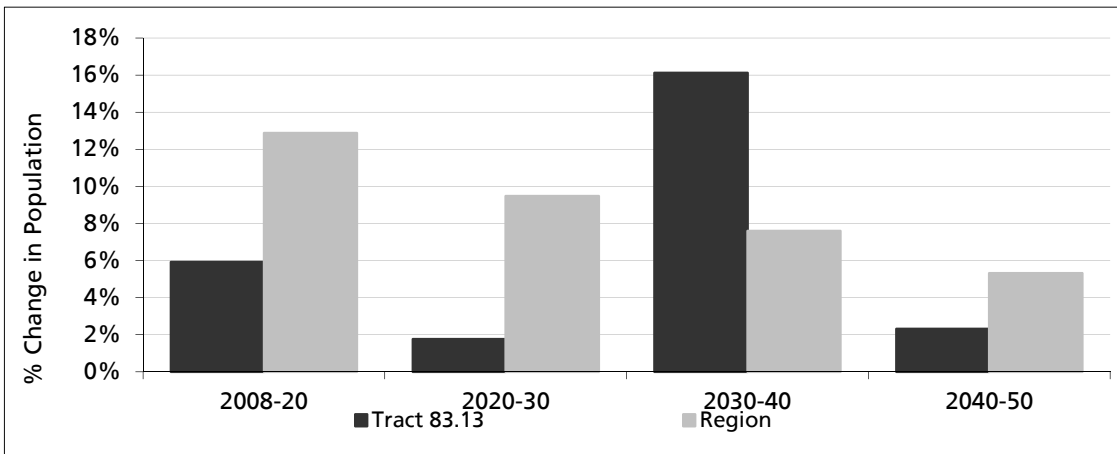
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,244	2,377	2,419	2,809	2,874	630	28%
Under 5	32	27	27	33	34	2	6%
5 to 9	69	63	61	68	70	1	1%
10 to 14	126	120	107	127	133	7	6%
15 to 17	67	60	55	65	65	-2	-3%
18 to 19	62	48	40	45	48	-14	-23%
20 to 24	144	123	120	133	144	0	0%
25 to 29	105	109	101	104	110	5	5%
30 to 34	69	60	52	59	54	-15	-22%
35 to 39	69	47	51	57	53	-16	-23%
40 to 44	108	79	73	80	86	-22	-20%
45 to 49	149	111	88	123	129	-20	-13%
50 to 54	195	154	122	153	154	-41	-21%
55 to 59	170	179	139	133	166	-4	-2%
60 to 61	85	101	83	74	94	9	11%
62 to 64	103	152	123	123	128	25	24%
65 to 69	197	326	343	335	293	96	49%
70 to 74	139	232	284	285	259	120	86%
75 to 79	141	164	250	314	273	132	94%
80 to 84	119	115	181	278	274	155	130%
85 and over	95	107	119	220	307	212	223%
Median Age	53.1	60.2	64.2	65.4	64.3	11.2	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,244	2,377	2,419	2,809	2,874	630	28%
Hispanic	238	278	293	352	368	130	55%
Non-Hispanic	2,006	2,099	2,126	2,457	2,506	500	25%
White	1,743	1,788	1,777	2,018	2,024	281	16%
Black	13	15	19	23	24	11	85%
American Indian	5	5	5	5	4	-1	-20%
Asian	175	220	251	320	358	183	105%
Hawaiian / Pacific Islander	4	6	8	12	13	9	225%
Other	18	13	12	13	13	-5	-28%
Two or More Races	48	52	54	66	70	22	46%

GROWTH TRENDS IN TOTAL POPULATION



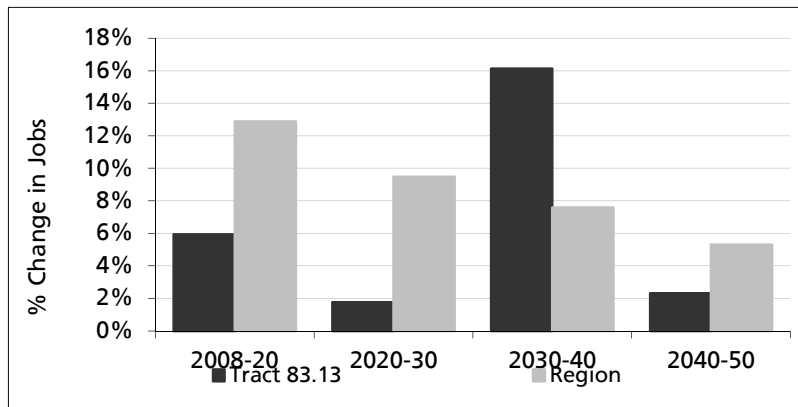
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	487	487	487	487	487	0	0%
Civilian Jobs	487	487	487	487	487	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	581	581	581	581	581	0	0%
Developed Acres	575	581	581	581	581	7	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	295	302	302	302	302	7	2%
Multiple Family	0	0	0	0	0	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	3	3	3	3	3	0	0%
Commercial/Services	18	18	18	18	18	0	0%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	116	116	116	116	116	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	135	135	135	135	135	0	0%
Vacant Developable Acres	7	0	0	0	0	-7	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	0	0	0	0	-7	-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	17.3	17.3	17.3	17.3	17.3	0.0	0%
Residential Density⁴	3.1	3.1	3.1	3.6	3.7	0.6	19%

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).