

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 192.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,002	9,052	10,062	10,642	10,866	2,864	36%
Household Population	7,939	8,964	9,933	10,460	10,645	2,706	34%
Group Quarters Population	63	88	129	182	221	158	251%
Civilian	63	88	129	182	221	158	251%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,884	3,162	3,459	3,587	3,645	761	26%
Single Family	1,789	2,067	2,364	2,492	2,586	797	45%
Multiple Family	958	958	958	958	920	-38	-4%
Mobile Homes	137	137	137	137	139	2	1%
Occupied Housing Units	2,638	2,968	3,290	3,418	3,486	848	32%
Single Family	1,578	1,902	2,223	2,349	2,454	876	56%
Multiple Family	923	932	933	934	895	-28	-3%
Mobile Homes	137	134	134	135	137	0	0%
Vacancy Rate	8.5%	6.1%	4.9%	4.7%	4.4%	-4.1	-48%
Single Family	11.8%	8.0%	6.0%	5.7%	5.1%	-6.7	-57%
Multiple Family	3.7%	2.7%	2.6%	2.5%	2.7%	-1.0	-27%
Mobile Homes	0.0%	2.2%	2.2%	1.5%	0.0%	0.0	0%
Persons per Household	3.01	3.02	3.02	3.06	3.05	0.04	1%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	207	159	127	116	105	-102	-49%
\$15,000-\$29,999	418	359	319	306	290	-128	-31%
\$30,000-\$44,999	394	406	383	381	374	-20	-5%
\$45,000-\$59,999	389	395	414	415	409	20	5%
\$60,000-\$74,999	352	376	395	401	394	42	12%
\$75,000-\$99,999	388	500	580	599	614	226	58%
\$100,000-\$124,999	175	309	378	404	427	252	144%
\$125,000-\$149,999	109	195	291	329	357	248	228%
\$150,000-\$199,999	121	171	249	285	321	200	165%
\$200,000 or more	85	98	154	182	195	110	129%
Total Households	2,638	2,968	3,290	3,418	3,486	848	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$56,568	\$66,582	\$75,302	\$78,756	\$81,963	\$25,395	45%

***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.

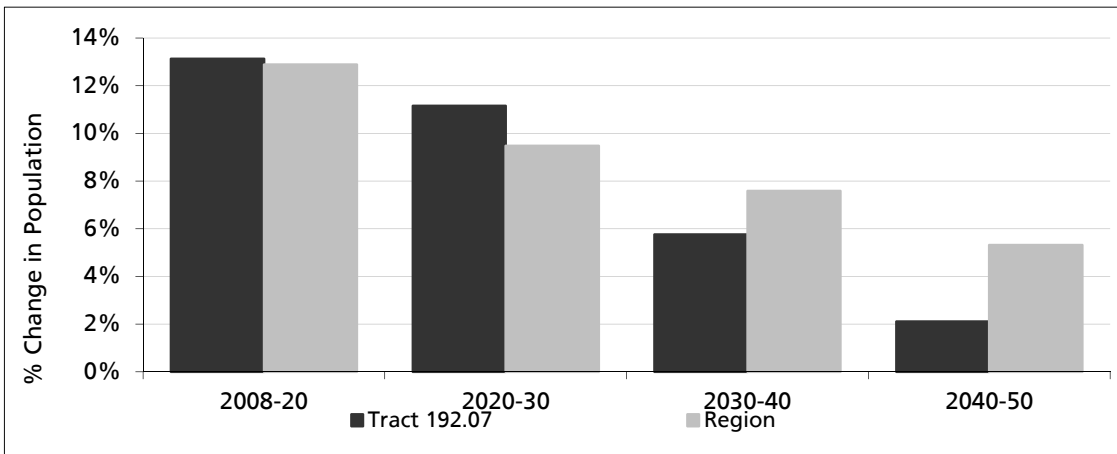
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,002	9,052	10,062	10,642	10,866	2,864	36%
Under 5	698	768	888	918	894	196	28%
5 to 9	561	696	786	858	865	304	54%
10 to 14	631	767	838	887	907	276	44%
15 to 17	416	433	473	490	503	87	21%
18 to 19	243	231	256	256	262	19	8%
20 to 24	617	637	775	779	805	188	30%
25 to 29	667	840	910	975	971	304	46%
30 to 34	682	764	793	1,019	1,017	335	49%
35 to 39	526	533	701	730	785	259	49%
40 to 44	459	497	571	526	670	211	46%
45 to 49	494	465	440	526	544	50	10%
50 to 54	480	465	456	496	473	-7	-1%
55 to 59	375	432	399	362	443	68	18%
60 to 61	145	177	164	150	184	39	27%
62 to 64	154	220	187	163	165	11	7%
65 to 69	234	381	404	353	305	71	30%
70 to 74	182	305	375	344	328	146	80%
75 to 79	152	182	283	317	284	132	87%
80 to 84	166	138	231	282	219	53	32%
85 and over	120	121	132	211	242	122	102%
Median Age	31.2	31.0	30.7	30.8	31.1	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	8,002	9,052	10,062	10,642	10,866	2,864	36%
Hispanic	2,975	4,176	5,311	6,011	6,479	3,504	118%
Non-Hispanic	5,027	4,876	4,751	4,631	4,387	-640	-13%
White	4,120	3,839	3,570	3,312	2,968	-1,152	-28%
Black	361	421	479	520	538	177	49%
American Indian	51	50	43	41	38	-13	-25%
Asian	196	240	288	340	389	193	98%
Hawaiian / Pacific Islander	27	27	27	28	28	1	4%
Other	17	16	17	18	20	3	18%
Two or More Races	255	283	327	372	406	151	59%

GROWTH TRENDS IN TOTAL POPULATION



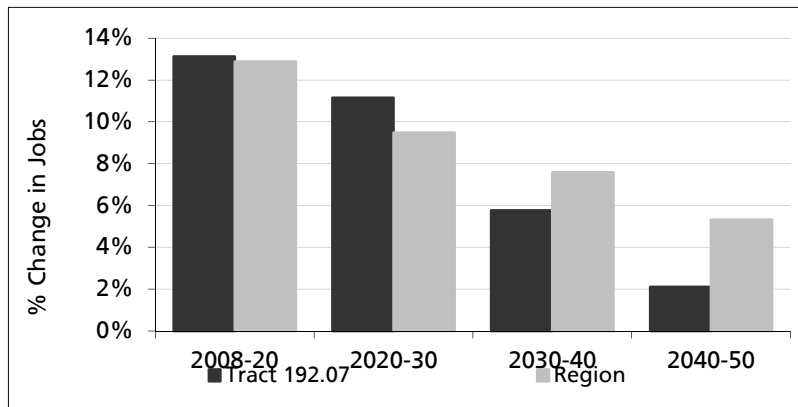
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,799	2,976	3,020	3,066	3,446	647	23%
Civilian Jobs	2,799	2,976	3,020	3,066	3,446	647	23%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	5,979	5,979	5,979	5,979	5,979	0	0%
Developed Acres	3,512	4,037	5,197	5,563	5,607	2,095	60%
Low Density Single Family	1,179	2,085	3,319	3,757	3,766	2,587	220%
Single Family	600	638	731	753	792	192	32%
Multiple Family	51	51	51	51	50	-2	-3%
Mobile Homes	15	15	15	15	15	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	95	95	95	98	113	18	19%
Commercial/Services	173	183	186	185	192	19	11%
Office	3	3	3	3	3	0	0%
Schools	24	24	24	24	24	0	0%
Roads and Freeways	154	154	154	154	154	0	0%
Agricultural and Extractive ²	884	454	285	188	164	-719	-81%
Parks and Military Use	332	332	332	332	332	0	0%
Vacant Developable Acres	2,295	1,770	610	244	200	-2,095	-91%
Low Density Single Family	2,126	1,643	549	199	192	-1,933	-91%
Single Family	147	113	49	34	6	-140	-96%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	1	0	-2	-100%
Commercial/Services	20	11	9	9	1	-19	-97%
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	1	1	1	1	1	0	0%
Constrained Acres	173	173	173	173	173	0	0%
Employment Density³	9.5	9.8	9.8	9.9	10.4	0.9	10%
Residential Density⁴	1.6	1.1	0.8	0.8	0.8	-0.8	-50%

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).