

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 207.09



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,095	8,145	9,344	10,939	11,138	4,043	57%
Household Population	7,001	8,037	9,206	10,759	10,920	3,919	56%
Group Quarters Population	94	108	138	180	218	124	132%
Civilian	94	108	138	180	218	124	132%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,356	2,673	3,087	3,581	3,608	1,252	53%
Single Family	2,301	2,618	3,032	3,526	3,552	1,251	54%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	55	55	55	55	56	1	2%
Occupied Housing Units	2,238	2,594	3,001	3,480	3,515	1,277	57%
Single Family	2,189	2,545	2,951	3,430	3,464	1,275	58%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	49	49	50	50	51	2	4%
Vacancy Rate	5.0%	3.0%	2.8%	2.8%	2.6%	-2.4	-48%
Single Family	4.9%	2.8%	2.7%	2.7%	2.5%	-2.4	-49%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	10.9%	10.9%	9.1%	9.1%	0.0%	-10.9	-100%
Persons per Household	3.13	3.10	3.07	3.09	3.11	-0.02	-1%

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.

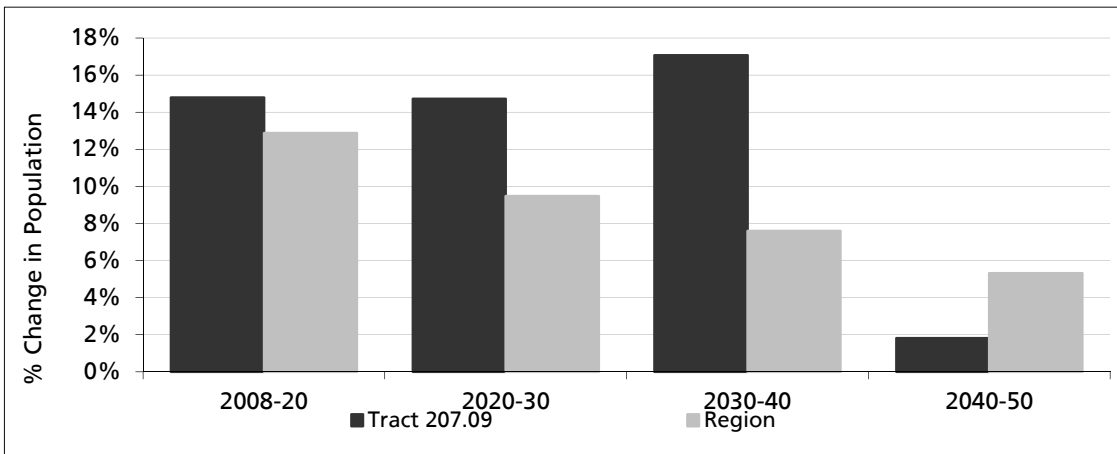
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,095	8,145	9,344	10,939	11,138	4,043	57%
Under 5	367	403	467	549	530	163	44%
5 to 9	395	444	495	566	536	141	36%
10 to 14	571	647	683	782	759	188	33%
15 to 17	354	368	390	447	442	88	25%
18 to 19	217	201	218	235	230	13	6%
20 to 24	501	508	604	645	637	136	27%
25 to 29	381	500	547	611	595	214	56%
30 to 34	277	317	333	447	431	154	56%
35 to 39	400	358	470	531	519	119	30%
40 to 44	542	516	613	643	730	188	35%
45 to 49	659	599	566	748	733	74	11%
50 to 54	587	591	606	727	669	82	14%
55 to 59	481	602	571	563	651	170	35%
60 to 61	185	264	283	304	347	162	88%
62 to 64	207	345	350	386	379	172	83%
65 to 69	278	507	629	657	589	311	112%
70 to 74	215	393	570	629	632	417	194%
75 to 79	195	247	429	583	588	393	202%
80 to 84	145	155	284	457	521	376	259%
85 and over	138	180	236	429	620	482	349%
Median Age	40.8	43.2	43.8	45.1	46.1	5.3	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,095	8,145	9,344	10,939	11,138	4,043	57%
Hispanic	1,688	2,660	3,812	5,436	6,454	4,766	282%
Non-Hispanic	5,407	5,485	5,532	5,503	4,684	-723	-13%
White	4,873	4,789	4,630	4,330	3,363	-1,510	-31%
Black	74	115	169	241	292	218	295%
American Indian	23	21	20	19	16	-7	-30%
Asian	216	284	360	459	512	296	137%
Hawaiian / Pacific Islander	7	12	18	27	31	24	343%
Other	26	32	39	50	58	32	123%
Two or More Races	188	232	296	377	412	224	119%

GROWTH TRENDS IN TOTAL POPULATION



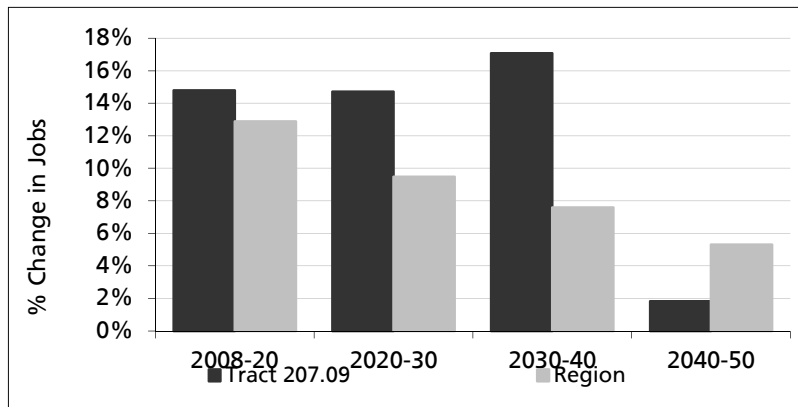
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,052	2,064	2,064	2,070	2,233	181	9%
Civilian Jobs	2,052	2,064	2,064	2,070	2,233	181	9%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	26,648	26,648	26,648	26,648	26,648	0	0%
Developed Acres	15,792	17,493	20,575	25,097	25,542	9,750	62%
Low Density Single Family	981	2,527	5,872	12,345	13,117	12,136	1237%
Single Family	648	690	698	729	731	82	13%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	20	20	20	20	20	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	8	8	8	8	8	0	0%
Commercial/Services	984	984	984	984	1,049	66	7%
Office	0	0	0	0	0	0	0%
Schools	117	117	117	117	117	0	0%
Roads and Freeways	333	333	333	333	333	0	0%
Agricultural and Extractive ²	4,923	4,923	4,652	2,660	2,258	-2,665	-54%
Parks and Military Use	7,776	7,889	7,889	7,899	7,906	130	2%
Vacant Developable Acres	10,431	8,730	5,649	1,126	682	-9,750	-93%
Low Density Single Family	10,179	8,633	5,560	1,047	673	-9,507	-93%
Single Family	68	27	19	9	7	-61	-90%
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	67	67	67	67	2	-66	-98%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	116	3	3	3	0	-116	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	424	424	424	424	424	0	0%
Employment Density³	1.8	1.9	1.9	1.9	1.9	0.1	3%
Residential Density⁴	1.4	0.8	0.5	0.3	0.3	-1.2	-82%

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).