

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 208.11



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,335	6,786	7,221	7,761	8,681	2,346	37%
Household Population	5,985	6,242	6,345	6,476	7,084	1,099	18%
Group Quarters Population	350	544	876	1,285	1,597	1,247	356%
Civilian	350	544	876	1,285	1,597	1,247	356%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,992	2,006	2,014	2,023	2,198	206	10%
Single Family	1,992	2,006	2,014	2,023	2,198	206	10%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,907	1,971	1,979	1,985	2,148	241	13%
Single Family	1,907	1,971	1,979	1,985	2,148	241	13%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.3%	1.7%	1.7%	1.9%	2.3%	-2.0	-47%
Single Family	4.3%	1.7%	1.7%	1.9%	2.3%	-2.0	-47%
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	3.14	3.17	3.21	3.26	3.30	0.16	5%

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	63	53	45	36	31	-32	-51%
\$15,000-\$29,999	108	80	68	54	45	-63	-58%
\$30,000-\$44,999	178	163	143	118	106	-72	-40%
\$45,000-\$59,999	226	245	236	211	195	-31	-14%
\$60,000-\$74,999	311	309	311	293	276	-35	-11%
\$75,000-\$99,999	409	431	435	436	438	29	7%
\$100,000-\$124,999	328	369	375	386	427	99	30%
\$125,000-\$149,999	113	148	177	225	302	189	167%
\$150,000-\$199,999	136	157	168	187	236	100	74%
\$200,000 or more	35	16	21	39	92	57	163%
Total Households	1,907	1,971	1,979	1,985	2,148	241	13%
Median Household Income							
Adjusted for inflation (\$1999)	\$79,126	\$82,860	\$85,718	\$91,084	\$99,030	\$19,904	25%

***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.

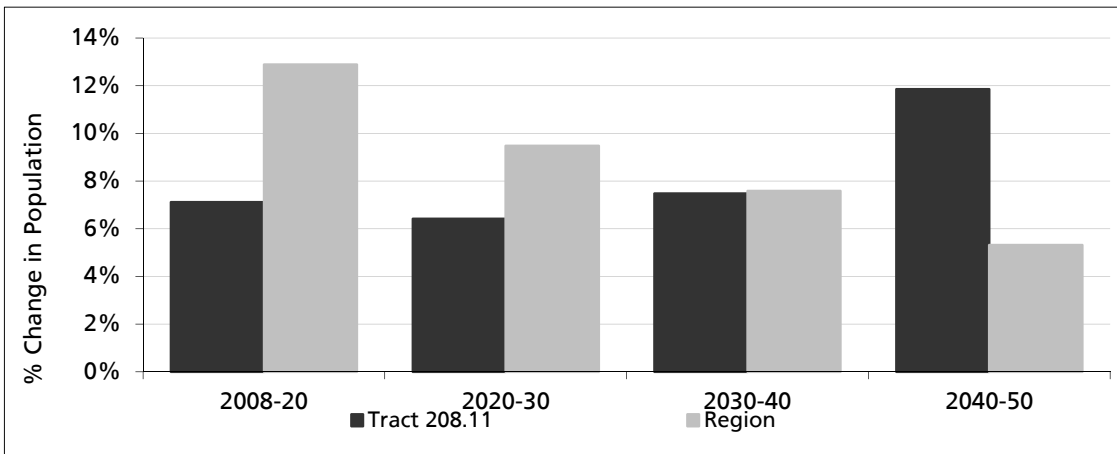
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,335	6,786	7,221	7,761	8,681	2,346	37%
Under 5	368	343	368	356	415	47	13%
5 to 9	299	349	420	439	441	142	47%
10 to 14	504	462	447	501	570	66	13%
15 to 17	306	320	306	333	353	47	15%
18 to 19	138	221	187	200	218	80	58%
20 to 24	640	563	608	648	731	91	14%
25 to 29	284	436	451	461	523	239	84%
30 to 34	133	153	158	163	208	75	56%
35 to 39	178	189	241	276	295	117	66%
40 to 44	474	368	443	467	524	50	11%
45 to 49	705	569	498	675	770	65	9%
50 to 54	697	615	549	621	649	-48	-7%
55 to 59	535	537	486	417	575	40	7%
60 to 61	177	232	197	181	271	94	53%
62 to 64	128	287	275	272	315	187	146%
65 to 69	181	331	408	373	341	160	88%
70 to 74	202	348	424	387	364	162	80%
75 to 79	142	203	336	364	375	233	164%
80 to 84	140	120	234	348	322	182	130%
85 and over	104	140	185	279	421	317	305%
Median Age	43.3	44.9	44.8	45.3	45.4	2.1	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,335	6,786	7,221	7,761	8,681	2,346	37%
Hispanic	760	900	1,058	1,272	1,548	788	104%
Non-Hispanic	5,575	5,886	6,163	6,489	7,133	1,558	28%
White	5,283	5,488	5,714	5,961	6,500	1,217	23%
Black	88	113	115	147	176	88	100%
American Indian	28	12	20	9	10	-18	-64%
Asian	50	88	116	159	207	157	314%
Hawaiian / Pacific Islander	12	18	16	22	25	13	108%
Other	8	0	7	8	0	-8	-100%
Two or More Races	106	167	175	183	215	109	103%

GROWTH TRENDS IN TOTAL POPULATION



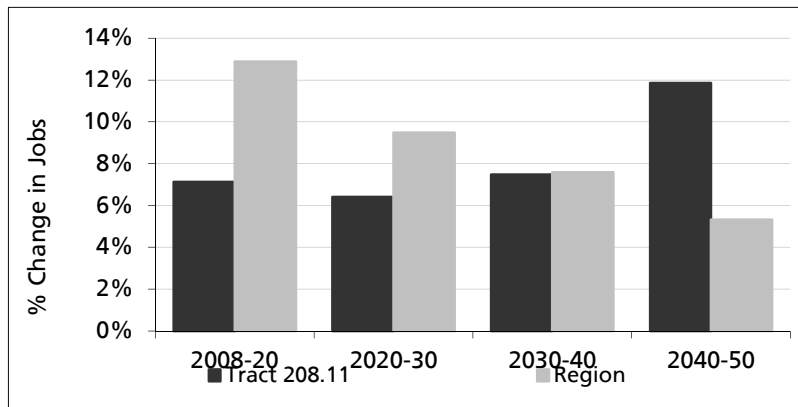
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	413	413	413	418	418	5	1%
Civilian Jobs	413	413	413	418	418	5	1%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	12,609	12,609	12,609	12,609	12,609	0	0%
Developed Acres	5,217	5,393	5,450	5,566	7,519	2,301	44%
Low Density Single Family	1,116	1,291	1,349	1,464	3,520	2,404	215%
Single Family	823	823	823	823	845	22	3%
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	2	2	2	2	2	1	30%
Commercial/Services	217	217	217	217	217	0	0%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	232	232	232	232	232	0	0%
Agricultural and Extractive ²	205	205	205	205	81	-125	-61%
Parks and Military Use	2,612	2,612	2,612	2,612	2,612	0	0%
Vacant Developable Acres	2,640	2,464	2,407	2,291	338	-2,301	-87%
Low Density Single Family	2,613	2,438	2,380	2,266	334	-2,279	-87%
Single Family	26	26	26	26	4	-22	-85%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	0	0	-1	-100%
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	4,752	4,752	4,752	4,752	4,752	0	0%
Employment Density³	1.8	1.8	1.8	1.8	1.8	0.0	1%
Residential Density⁴	1.0	0.9	0.9	0.9	0.5	-0.5	-51%

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).