

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 201.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,650	3,838	4,279	4,382	4,473	823	23%
Household Population	3,618	3,780	4,177	4,239	4,295	677	19%
Group Quarters Population	32	58	102	143	178	146	456%
Civilian	32	58	102	143	178	146	456%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,188	1,259	1,380	1,380	1,381	193	16%
Single Family	928	999	1,118	1,118	1,118	190	20%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	260	260	262	262	263	3	1%
Occupied Housing Units	1,165	1,214	1,338	1,339	1,341	176	15%
Single Family	915	965	1,087	1,087	1,088	173	19%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	250	249	251	252	253	3	1%
Vacancy Rate	1.9%	3.6%	3.0%	3.0%	2.9%	1.0	53%
Single Family	1.4%	3.4%	2.8%	2.8%	2.7%	1.3	93%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	3.8%	4.2%	4.2%	3.8%	0.0%	-3.8	-100%
Persons per Household	3.11	3.11	3.12	3.17	3.20	0.09	3%

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	71	60	55	51	48	-23	-32%
\$15,000-\$29,999	93	76	66	60	56	-37	-40%
\$30,000-\$44,999	153	153	148	136	127	-26	-17%
\$45,000-\$59,999	179	178	182	177	171	-8	-4%
\$60,000-\$74,999	167	169	175	175	175	8	5%
\$75,000-\$99,999	245	244	261	261	261	16	7%
\$100,000-\$124,999	129	146	170	170	170	41	32%
\$125,000-\$149,999	62	92	122	122	122	60	97%
\$150,000-\$199,999	49	75	116	138	154	105	214%
\$200,000 or more	17	21	43	49	57	40	235%
Total Households	1,165	1,214	1,338	1,339	1,341	176	15%
Median Household Income							
Adjusted for inflation (\$1999)	\$67,769	\$72,426	\$79,119	\$81,753	\$83,956	\$16,187	24%

***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.

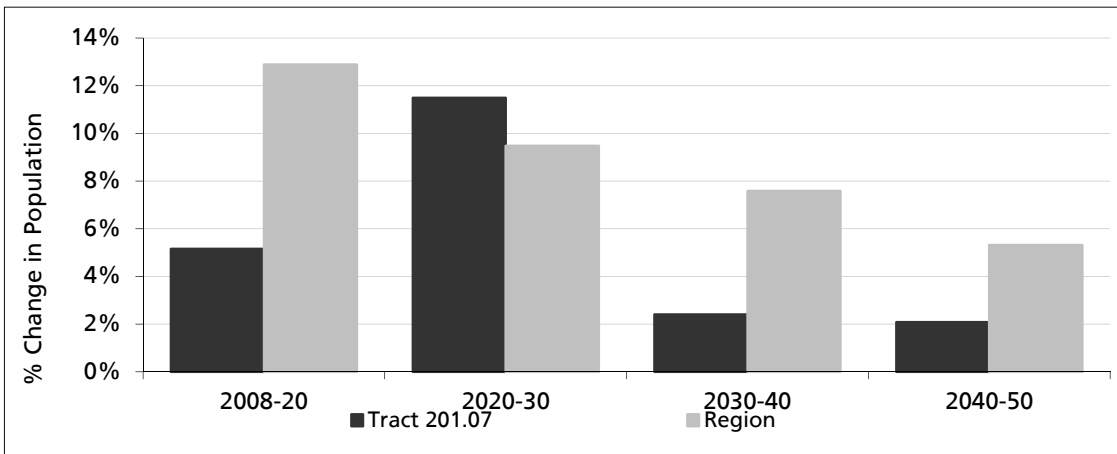
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,650	3,838	4,279	4,382	4,473	823	23%
Under 5	334	352	415	449	465	131	39%
5 to 9	276	324	380	425	454	178	64%
10 to 14	301	337	366	393	416	115	38%
15 to 17	247	242	266	273	285	38	15%
18 to 19	144	124	143	146	151	7	5%
20 to 24	312	305	389	374	390	78	25%
25 to 29	234	279	317	345	348	114	49%
30 to 34	160	176	190	236	242	82	51%
35 to 39	198	167	228	239	249	51	26%
40 to 44	256	221	260	244	289	33	13%
45 to 49	279	239	231	284	289	10	4%
50 to 54	248	218	207	218	199	-49	-20%
55 to 59	184	194	163	126	139	-45	-24%
60 to 61	73	79	60	37	37	-36	-49%
62 to 64	86	123	106	92	88	2	2%
65 to 69	124	195	219	171	144	20	16%
70 to 74	92	155	179	133	107	15	16%
75 to 79	36	45	75	90	82	46	128%
80 to 84	30	27	44	49	37	7	23%
85 and over	36	36	41	58	62	26	72%
Median Age	29.5	29.2	27.8	26.9	26.1	-3.4	-12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,650	3,838	4,279	4,382	4,473	823	23%
Hispanic	856	1,216	1,667	2,055	2,416	1,560	182%
Non-Hispanic	2,794	2,622	2,612	2,327	2,057	-737	-26%
White	2,338	2,074	1,928	1,561	1,199	-1,139	-49%
Black	69	97	138	169	202	133	193%
American Indian	22	19	17	14	13	-9	-41%
Asian	254	303	369	406	448	194	76%
Hawaiian / Pacific Islander	12	20	28	35	40	28	233%
Other	3	3	3	3	3	0	0%
Two or More Races	96	106	129	139	152	56	58%

GROWTH TRENDS IN TOTAL POPULATION



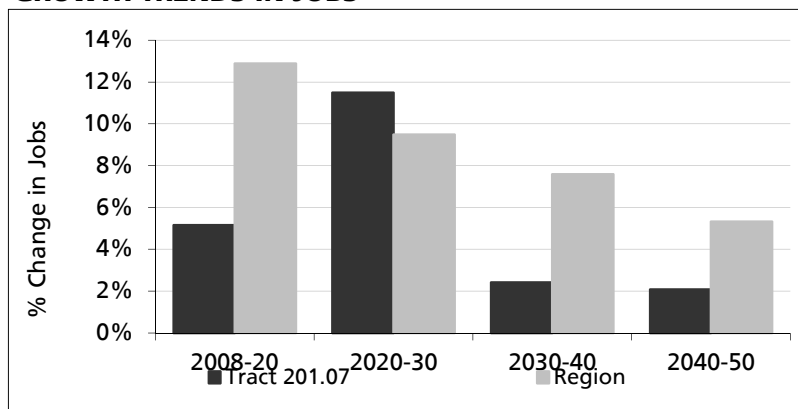
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	636	636	636	636	675	39	6%
Civilian Jobs	636	636	636	636	675	39	6%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	573	573	573	573	573	0	0%
Developed Acres	488	528	566	566	570	82	17%
Low Density Single Family	73	123	123	123	123	49	68%
Single Family	217	225	270	270	270	53	24%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	29	29	29	29	29	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	4	4	--
Commercial/Services	17	17	17	17	17	0	0%
Office	0	0	0	0	0	0	0%
Schools	28	28	28	28	28	0	0%
Roads and Freeways	81	81	81	81	81	0	0%
Agricultural and Extractive ²	25	7	1	1	1	-24	-98%
Parks and Military Use	18	18	18	18	18	0	0%
Vacant Developable Acres	85	45	6	6	2	-82	-97%
Low Density Single Family	32	0	0	0	0	-32	-100%
Single Family	48	40	2	2	2	-46	-97%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	5	5	5	1	-4	-87%
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	14.2	14.2	14.2	14.2	13.9	-0.4	-3%
Residential Density⁴	3.7	3.3	3.3	3.3	3.3	-0.4	-12%

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).