

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 207.06



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,218	6,570	8,325	9,220	9,338	3,120	50%
Household Population	6,112	6,422	8,096	8,900	8,951	2,839	46%
Group Quarters Population	106	148	229	320	387	281	265%
Civilian	106	148	229	320	387	281	265%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,060	2,150	2,683	2,894	2,894	834	40%
Single Family	2,060	2,150	2,683	2,894	2,894	834	40%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,976	2,079	2,607	2,816	2,817	841	43%
Single Family	1,976	2,079	2,607	2,816	2,817	841	43%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.1%	3.3%	2.8%	2.7%	2.7%	-1.4	-34%
Single Family	4.1%	3.3%	2.8%	2.7%	2.7%	-1.4	-34%
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	3.09	3.09	3.11	3.16	3.18	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	72	61	54	50	39	-33	-46%
\$15,000-\$29,999	132	123	118	113	93	-39	-30%
\$30,000-\$44,999	195	192	194	187	163	-32	-16%
\$45,000-\$59,999	203	209	232	231	209	6	3%
\$60,000-\$74,999	211	234	276	284	266	55	26%
\$75,000-\$99,999	264	308	399	421	415	151	57%
\$100,000-\$124,999	247	272	347	375	373	126	51%
\$125,000-\$149,999	253	230	295	321	321	68	27%
\$150,000-\$199,999	170	218	315	363	390	220	129%
\$200,000 or more	229	232	377	471	548	319	139%
Total Households	1,976	2,079	2,607	2,816	2,817	841	43%
Median Household Income							
Adjusted for inflation (\$1999)	\$91,572	\$92,898	\$102,197	\$108,133	\$114,980	\$23,408	26%

***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.

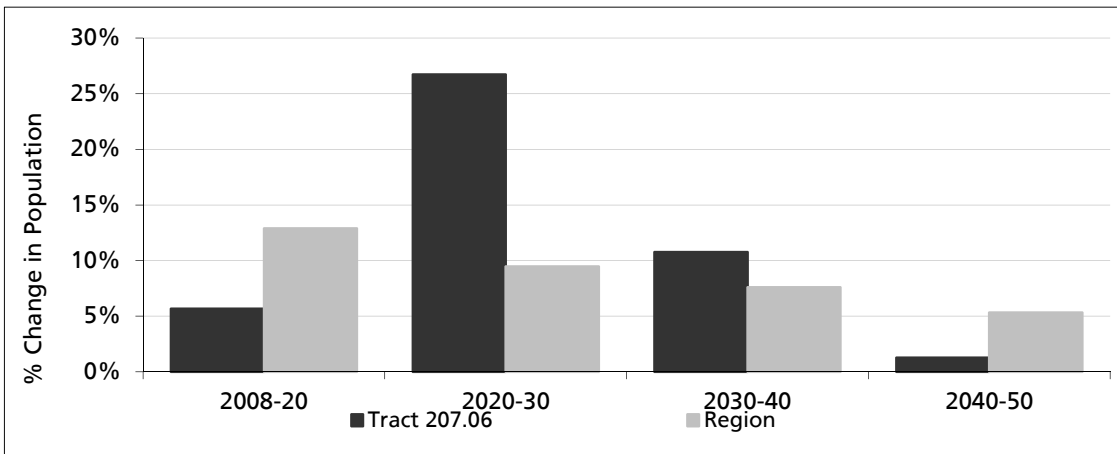
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,218	6,570	8,325	9,220	9,338	3,120	50%
Under 5	280	259	326	353	341	61	22%
5 to 9	253	249	314	354	351	98	39%
10 to 14	329	327	385	428	413	84	26%
15 to 17	286	268	312	349	347	61	21%
18 to 19	180	147	168	178	173	-7	-4%
20 to 24	521	468	601	620	616	95	18%
25 to 29	378	442	537	566	556	178	47%
30 to 34	207	213	252	317	312	105	51%
35 to 39	200	173	263	301	324	124	62%
40 to 44	322	271	362	373	417	95	30%
45 to 49	501	413	444	586	599	98	20%
50 to 54	573	498	565	669	630	57	10%
55 to 59	556	610	634	609	731	175	31%
60 to 61	250	306	341	341	408	158	63%
62 to 64	253	370	392	400	408	155	61%
65 to 69	332	538	718	677	595	263	79%
70 to 74	275	456	696	682	630	355	129%
75 to 79	247	281	540	660	619	372	151%
80 to 84	129	123	254	379	392	263	204%
85 and over	146	158	221	378	476	330	226%
Median Age	46.5	50.6	51.8	51.4	51.7	5.2	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,218	6,570	8,325	9,220	9,338	3,120	50%
Hispanic	940	1,425	2,360	3,357	4,168	3,228	343%
Non-Hispanic	5,278	5,145	5,965	5,863	5,170	-108	-2%
White	4,803	4,546	5,080	4,739	3,856	-947	-20%
Black	42	64	106	152	190	148	352%
American Indian	22	21	25	23	22	0	0%
Asian	260	329	484	612	713	453	174%
Hawaiian / Pacific Islander	2	4	8	11	13	11	550%
Other	35	44	59	70	83	48	137%
Two or More Races	114	137	203	256	293	179	157%

GROWTH TRENDS IN TOTAL POPULATION



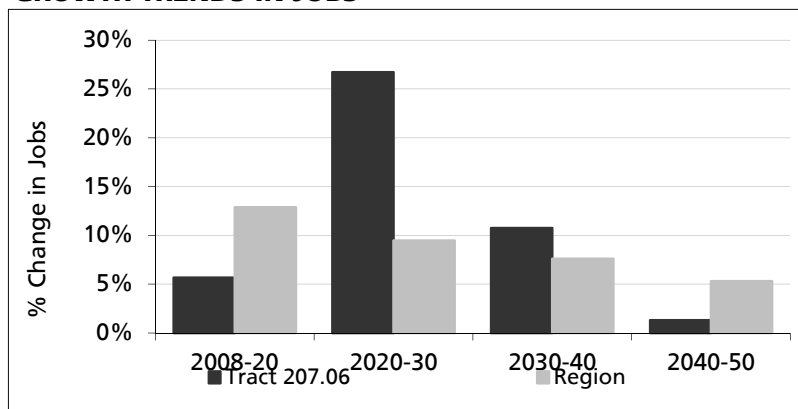
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,002	1,150	1,251	1,405	1,605	603	60%
Civilian Jobs	1,002	1,150	1,251	1,405	1,605	603	60%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	4,144	4,144	4,144	4,144	4,144	0	0%
Developed Acres	3,758	3,807	4,011	4,083	4,083	325	9%
Low Density Single Family	1,479	1,621	2,445	2,774	2,774	1,295	88%
Single Family	821	825	832	841	841	20	2%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	6	6	6	6	6	0	0%
Commercial/Services	20	25	28	33	40	20	102%
Office	0	0	0	0	0	0	0%
Schools	51	51	51	51	51	0	0%
Roads and Freeways	247	247	247	247	247	0	0%
Agricultural and Extractive ²	1,124	1,022	392	121	114	-1,010	-90%
Parks and Military Use	5	5	5	5	5	0	0%
Vacant Developable Acres	370	320	116	45	45	-325	-88%
Low Density Single Family	338	292	95	31	31	-306	-91%
Single Family	32	28	22	14	14	-19	-58%
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	16	16	16	16	16	0	0%
Employment Density³	13.1	14.1	14.8	15.6	16.6	3.5	27%
Residential Density⁴	0.9	0.9	0.8	0.8	0.8	-0.1	-11%

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).