

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 207.08



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,427	3,671	4,143	4,253	4,303	876	26%
Household Population	3,408	3,642	4,088	4,166	4,188	780	23%
Group Quarters Population	19	29	55	87	115	96	505%
Civilian	19	29	55	87	115	96	505%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,242	1,321	1,461	1,461	1,461	219	18%
Single Family	972	976	1,004	1,004	1,004	32	3%
Multiple Family	181	256	368	368	368	187	103%
Mobile Homes	89	89	89	89	89	0	0%
Occupied Housing Units	1,200	1,269	1,411	1,412	1,412	212	18%
Single Family	942	942	971	972	972	30	3%
Multiple Family	174	243	356	356	356	182	105%
Mobile Homes	84	84	84	84	84	0	0%
Vacancy Rate	3.4%	3.9%	3.4%	3.4%	3.4%	0.0	0%
Single Family	3.1%	3.5%	3.3%	3.2%	3.2%	0.1	3%
Multiple Family	3.9%	5.1%	3.3%	3.3%	3.3%	-0.6	-15%
Mobile Homes	5.6%	5.6%	5.6%	5.6%	0.0%	-5.6	-100%
Persons per Household	2.84	2.87	2.90	2.95	2.97	0.13	5%

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.

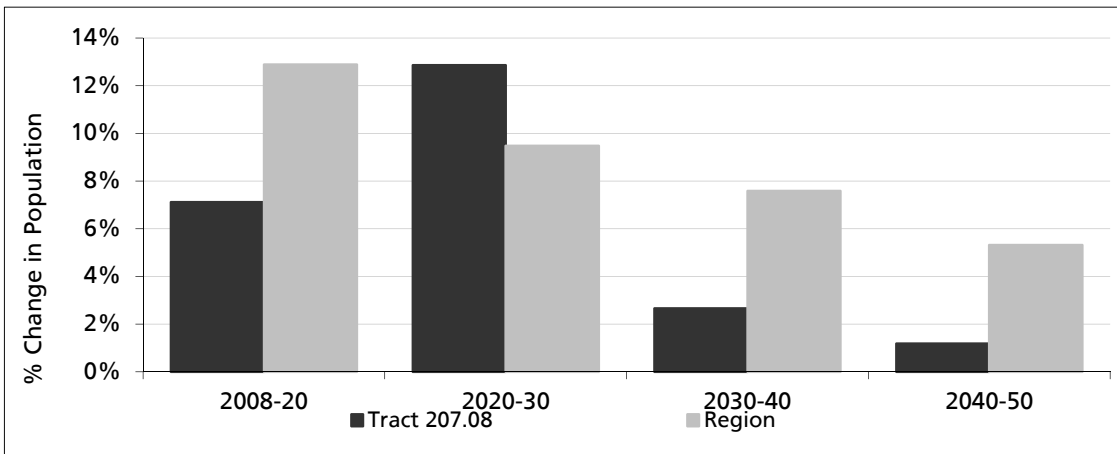
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,427	3,671	4,143	4,253	4,303	876	26%
Under 5	209	185	202	193	176	-33	-16%
5 to 9	151	170	191	201	195	44	29%
10 to 14	212	228	245	259	258	46	22%
15 to 17	134	130	129	129	121	-13	-10%
18 to 19	97	79	81	73	68	-29	-30%
20 to 24	269	246	276	255	243	-26	-10%
25 to 29	152	181	191	182	172	20	13%
30 to 34	137	143	146	153	137	0	0%
35 to 39	148	121	162	160	154	6	4%
40 to 44	209	182	212	196	219	10	5%
45 to 49	235	201	197	230	227	-8	-3%
50 to 54	304	271	272	296	271	-33	-11%
55 to 59	277	317	292	259	293	16	6%
60 to 61	120	145	145	131	151	31	26%
62 to 64	118	177	161	146	146	28	24%
65 to 69	166	281	354	334	314	148	89%
70 to 74	148	240	327	307	300	152	103%
75 to 79	112	130	217	241	224	112	100%
80 to 84	88	85	141	181	184	96	109%
85 and over	141	159	202	327	450	309	219%
Median Age	44.9	49.2	50.7	51.6	53.3	8.4	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,427	3,671	4,143	4,253	4,303	876	26%
Hispanic	652	966	1,371	1,738	2,073	1,421	218%
Non-Hispanic	2,775	2,705	2,772	2,515	2,230	-545	-20%
White	2,375	2,209	2,128	1,772	1,387	-988	-42%
Black	54	79	116	145	176	122	226%
American Indian	12	12	12	11	12	0	0%
Asian	199	247	313	355	400	201	101%
Hawaiian / Pacific Islander	2	2	2	4	4	2	100%
Other	6	8	11	12	12	6	100%
Two or More Races	127	148	190	216	239	112	88%

GROWTH TRENDS IN TOTAL POPULATION



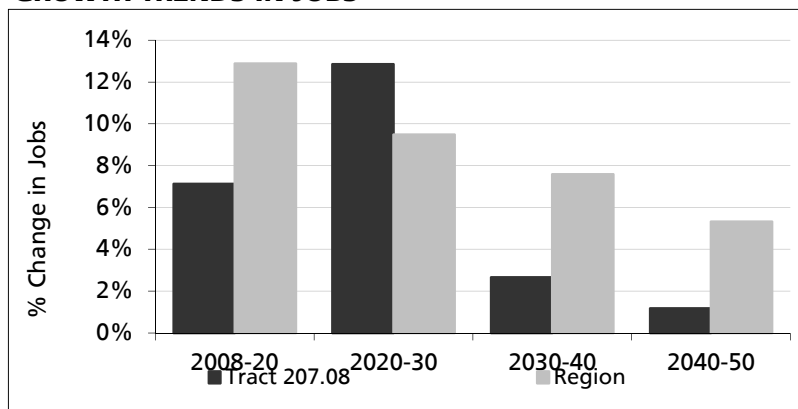
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,401	3,412	3,673	3,768	3,768	367	11%
Civilian Jobs	3,401	3,412	3,673	3,768	3,768	367	11%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,118	1,118	1,118	1,118	1,118	0	0%
Developed Acres	1,090	1,107	1,117	1,117	1,117	27	2%
Low Density Single Family	19	15	15	15	15	-4	-20%
Single Family	503	509	516	516	516	13	3%
Multiple Family	9	12	12	12	12	2	25%
Mobile Homes	19	19	19	19	19	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	2	2	2	2	--
Industrial	1	3	3	3	3	2	183%
Commercial/Services	96	96	96	97	97	1	1%
Office	3	3	3	3	3	0	0%
Schools	39	39	39	39	39	0	0%
Roads and Freeways	119	119	119	119	119	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	283	293	293	293	293	10	4%
Vacant Developable Acres	28	10	1	1	1	-27	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	10	7	0	0	0	-9	-96%
Multiple Family	2	0	0	0	0	-2	-100%
Mixed Use	2	2	0	0	0	-2	-100%
Industrial	2	0	0	0	0	-2	-100%
Commercial/Services	1	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	10	0	0	0	0	-10	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	1	1	1	1	1	0	0%
Employment Density³	24.6	24.3	25.9	26.5	26.5	1.9	8%
Residential Density⁴	2.3	2.4	2.6	2.6	2.6	0.3	15%

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).