

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 95.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,351	3,612	3,631	4,226	4,926	1,575	47%
Household Population	3,331	3,584	3,595	4,181	4,867	1,536	46%
Group Quarters Population	20	28	36	45	59	39	195%
Civilian	20	28	36	45	59	39	195%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,483	1,483	1,483	1,711	1,978	495	33%
Single Family	1,028	1,028	1,028	1,028	1,028	0	0%
Multiple Family	455	455	455	683	950	495	109%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,338	1,443	1,448	1,666	1,932	594	44%
Single Family	889	1,000	1,003	1,004	1,005	116	13%
Multiple Family	449	443	445	662	927	478	106%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.8%	2.7%	2.4%	2.6%	2.3%	-7.5	-77%
Single Family	13.5%	2.7%	2.4%	2.3%	2.2%	-11.3	-84%
Multiple Family	1.3%	2.6%	2.2%	3.1%	2.4%	1.1	85%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.49	2.48	2.48	2.51	2.52	0.03	1%

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	56	51	41	32	26	-30	-54%
\$15,000-\$29,999	129	121	107	98	95	-34	-26%
\$30,000-\$44,999	187	164	145	124	119	-68	-36%
\$45,000-\$59,999	190	197	185	177	183	-7	-4%
\$60,000-\$74,999	189	187	184	189	202	13	7%
\$75,000-\$99,999	217	260	262	293	325	108	50%
\$100,000-\$124,999	163	193	200	239	274	111	68%
\$125,000-\$149,999	80	118	134	168	212	132	165%
\$150,000-\$199,999	84	120	144	233	309	225	268%
\$200,000 or more	43	32	46	113	187	144	335%
Total Households	1,338	1,443	1,448	1,666	1,932	594	44%
Median Household Income							
Adjusted for inflation (\$1999)	\$68,492	\$75,144	\$80,916	\$93,174	\$101,460	\$32,968	48%

***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.

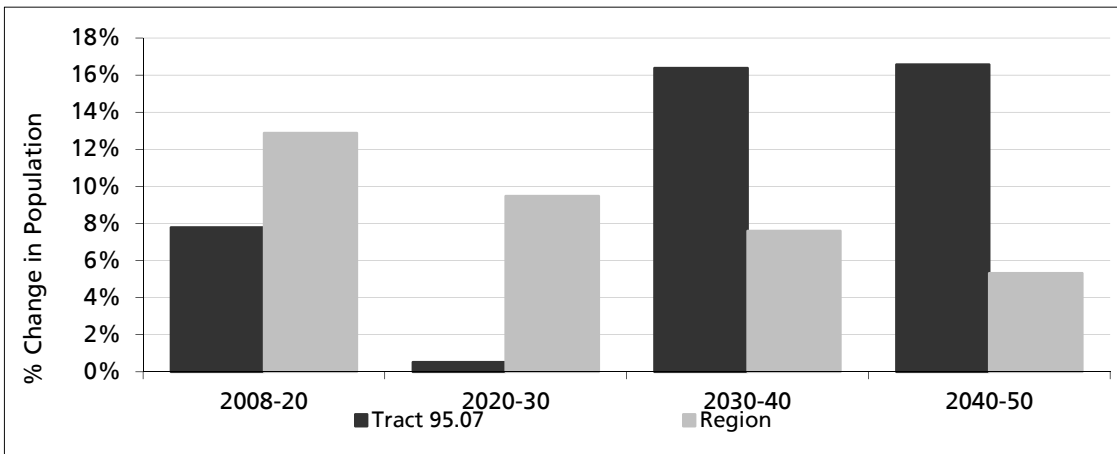
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,351	3,612	3,631	4,226	4,926	1,575	47%
Under 5	272	252	261	317	369	97	36%
5 to 9	165	179	187	222	264	99	60%
10 to 14	150	162	155	196	233	83	55%
15 to 17	109	112	106	132	159	50	46%
18 to 19	56	51	44	52	60	4	7%
20 to 24	189	206	217	247	301	112	59%
25 to 29	188	234	245	275	326	138	73%
30 to 34	309	317	306	381	406	97	31%
35 to 39	284	223	267	309	336	52	18%
40 to 44	223	189	201	227	292	69	31%
45 to 49	258	207	174	256	291	33	13%
50 to 54	278	254	220	286	320	42	15%
55 to 59	284	324	259	251	368	84	30%
60 to 61	130	166	149	153	220	90	69%
62 to 64	137	215	183	184	217	80	58%
65 to 69	158	284	312	295	286	128	81%
70 to 74	68	131	173	178	178	110	162%
75 to 79	35	47	87	126	132	97	277%
80 to 84	29	27	48	72	71	42	145%
85 and over	29	32	37	67	97	68	234%
Median Age	39.2	41.9	40.7	39.7	40.2	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,351	3,612	3,631	4,226	4,926	1,575	47%
Hispanic	334	442	484	609	764	430	129%
Non-Hispanic	3,017	3,170	3,147	3,617	4,162	1,145	38%
White	2,390	2,432	2,346	2,630	2,969	579	24%
Black	136	172	196	243	294	158	116%
American Indian	7	9	9	9	9	2	29%
Asian	361	416	446	552	668	307	85%
Hawaiian / Pacific Islander	7	10	12	15	19	12	171%
Other	10	13	12	14	16	6	60%
Two or More Races	106	118	126	154	187	81	76%

GROWTH TRENDS IN TOTAL POPULATION



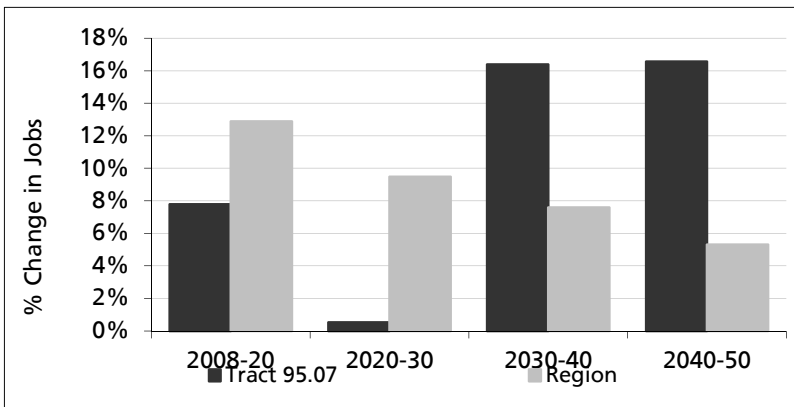
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	507	897	1,716	3,978	5,757	5,250	1036%
Civilian Jobs	507	897	1,716	3,978	5,757	5,250	1036%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	922	922	922	922	922	0	0%
Developed Acres	725	735	756	836	897	172	24%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	132	132	132	132	132	0	0%
Multiple Family	22	22	22	33	46	24	112%
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	3	13	34	103	149	146	4931%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	2	2	--
Roads and Freeways	60	60	60	60	60	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	508	508	508	508	508	0	0%
Vacant Developable Acres	198	188	167	86	25	-172	-87%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	24	24	24	13	0	-24	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	160	150	129	60	14	-146	-91%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	13	13	13	13	11	-2	-18%
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	171.5	68.9	50.3	38.5	38.1	-133.4	-78%
Residential Density⁴	9.7	9.7	9.7	10.4	11.1	1.5	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).