

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,012	3,918	3,982	4,095	4,202	190	5%
Household Population	3,998	3,899	3,956	4,055	4,149	151	4%
Group Quarters Population	14	19	26	40	53	39	279%
Civilian	14	19	26	40	53	39	279%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,604	1,606	1,606	1,612	1,612	8	0%
Single Family	1,259	1,261	1,261	1,261	1,261	2	0%
Multiple Family	345	345	345	351	351	6	2%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,551	1,466	1,485	1,489	1,488	-63	-4%
Single Family	1,216	1,207	1,215	1,215	1,217	1	0%
Multiple Family	335	259	270	274	271	-64	-19%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.3%	8.7%	7.5%	7.6%	7.7%	4.4	133%
Single Family	3.4%	4.3%	3.6%	3.6%	3.5%	0.1	3%
Multiple Family	2.9%	24.9%	21.7%	21.9%	22.8%	19.9	686%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.58	2.66	2.66	2.72	2.79	0.21	8%

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	103	88	69	63	59	-44	-43%
\$15,000-\$29,999	181	167	147	140	135	-46	-25%
\$30,000-\$44,999	194	175	161	157	153	-41	-21%
\$45,000-\$59,999	152	147	141	141	140	-12	-8%
\$60,000-\$74,999	133	123	123	123	123	-10	-8%
\$75,000-\$99,999	175	163	163	163	163	-12	-7%
\$100,000-\$124,999	204	192	194	195	195	-9	-4%
\$125,000-\$149,999	145	143	143	143	143	-2	-1%
\$150,000-\$199,999	146	163	191	201	198	52	36%
\$200,000 or more	118	105	153	163	179	61	52%
Total Households	1,551	1,466	1,485	1,489	1,488	-63	-4%
Median Household Income							
Adjusted for inflation (\$1999)	\$76,786	\$80,061	\$90,567	\$93,482	\$95,552	\$18,766	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.

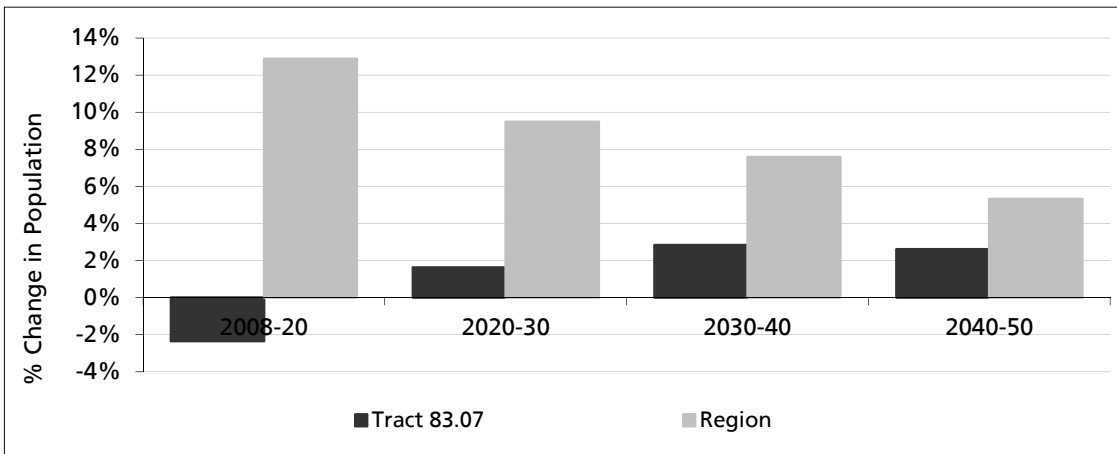
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,012	3,918	3,982	4,095	4,202	190	5%
Under 5	138	128	130	145	147	9	7%
5 to 9	191	194	217	268	285	94	49%
10 to 14	281	287	282	313	328	47	17%
15 to 17	202	178	170	184	197	-5	-2%
18 to 19	144	114	95	96	102	-42	-29%
20 to 24	323	282	292	281	299	-24	-7%
25 to 29	204	220	224	217	230	26	13%
30 to 34	175	180	187	195	198	23	13%
35 to 39	126	96	109	106	107	-19	-15%
40 to 44	174	121	128	128	143	-31	-18%
45 to 49	285	194	161	203	217	-68	-24%
50 to 54	306	225	179	207	209	-97	-32%
55 to 59	262	257	196	170	226	-36	-14%
60 to 61	137	141	116	106	143	6	4%
62 to 64	129	164	127	111	124	-5	-4%
65 to 69	243	345	343	274	238	-5	-2%
70 to 74	288	435	514	443	390	102	35%
75 to 79	171	174	255	279	233	62	36%
80 to 84	130	95	160	206	181	51	39%
85 and over	103	88	97	163	205	102	99%
Median Age	45.8	49.1	49.9	47.8	46.5	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,012	3,918	3,982	4,095	4,202	190	5%
Hispanic	255	298	339	389	439	184	72%
Non-Hispanic	3,757	3,620	3,643	3,706	3,763	6	0%
White	3,158	2,896	2,796	2,724	2,645	-513	-16%
Black	40	39	35	35	33	-7	-18%
American Indian	13	33	41	45	46	33	254%
Asian	384	441	503	573	650	266	69%
Hawaiian / Pacific Islander	7	20	29	36	42	35	500%
Other	24	32	38	46	52	28	117%
Two or More Races	131	159	201	247	295	164	125%

GROWTH TRENDS IN TOTAL POPULATION



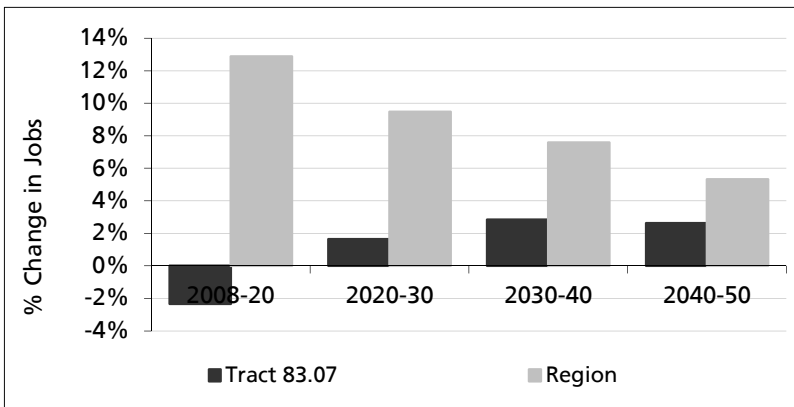
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,252	1,252	1,252	1,252	1,252	0	0%
Civilian Jobs	1,252	1,252	1,252	1,252	1,252	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	539	539	539	539	539	0	0%
Developed Acres	539	539	539	539	539	0	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	259	259	259	259	259	0	0%
Multiple Family	17	17	17	17	17	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	0	0	0	0	0	0	0%
Commercial/Services	11	11	11	11	11	0	0%
Office	0	0	0	0	0	0	0%
Schools	39	39	39	39	39	0	0%
Roads and Freeways	121	121	121	121	121	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	92	92	92	92	92	0	0%
Vacant Developable Acres	0	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
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	0	0	0	0	0	0	0%
Employment Density³	24.7	24.7	24.7	24.7	24.7	0.0	0%
Residential Density⁴	5.8	5.8	5.8	5.8	5.8	0.0	0%

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).