

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 168.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,401	8,131	8,810	9,434	9,571	2,170	29%
Household Population	7,290	7,996	8,625	9,200	9,299	2,009	28%
Group Quarters Population	111	135	185	234	272	161	145%
Civilian	111	135	185	234	272	161	145%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,605	2,903	3,111	3,157	3,165	560	21%
Single Family	1,787	1,991	2,007	2,005	2,005	218	12%
Multiple Family	190	284	475	523	523	333	175%
Mobile Homes	628	628	629	629	637	9	1%
Occupied Housing Units	2,496	2,724	2,913	3,057	3,073	577	23%
Single Family	1,742	1,895	1,892	1,981	1,983	241	14%
Multiple Family	188	251	442	493	495	307	163%
Mobile Homes	566	578	579	583	595	29	5%
Vacancy Rate	4.2%	6.2%	6.4%	3.2%	2.9%	-1.3	-31%
Single Family	2.5%	4.8%	5.7%	1.2%	1.1%	-1.4	-56%
Multiple Family	1.1%	11.6%	6.9%	5.7%	5.4%	4.3	391%
Mobile Homes	9.9%	8.0%	7.9%	7.3%	0.0%	-9.9	-100%
Persons per Household	2.92	2.94	2.96	3.01	3.03	0.11	4%

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	154	122	101	83	73	-81	-53%
\$15,000-\$29,999	380	300	262	226	191	-189	-50%
\$30,000-\$44,999	331	341	328	311	287	-44	-13%
\$45,000-\$59,999	443	428	431	427	404	-39	-9%
\$60,000-\$74,999	349	369	383	392	387	38	11%
\$75,000-\$99,999	443	520	567	599	603	160	36%
\$100,000-\$124,999	192	310	369	410	416	224	117%
\$125,000-\$149,999	86	130	194	264	304	218	253%
\$150,000-\$199,999	114	177	228	266	298	184	161%
\$200,000 or more	4	27	50	79	110	106	2650%
Total Households	2,496	2,724	2,913	3,057	3,073	577	23%
Median Household Income							
Adjusted for inflation (\$1999)	\$57,968	\$66,951	\$73,101	\$78,735	\$83,064	\$25,096	43%

***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.

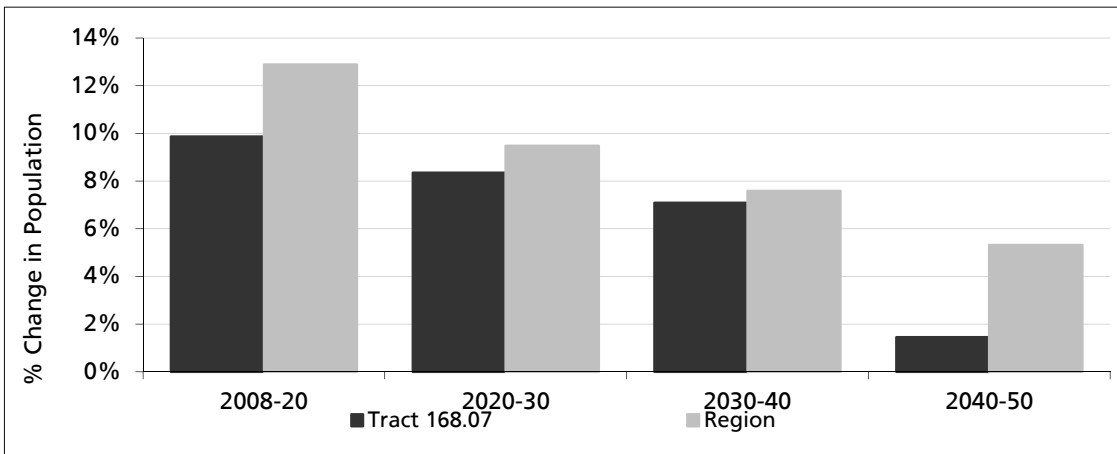
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,401	8,131	8,810	9,434	9,571	2,170	29%
Under 5	428	419	465	490	480	52	12%
5 to 9	393	391	431	467	458	65	17%
10 to 14	431	454	470	516	505	74	17%
15 to 17	308	300	292	326	326	18	6%
18 to 19	239	214	197	209	210	-29	-12%
20 to 24	592	594	662	680	702	110	19%
25 to 29	479	627	678	682	716	237	49%
30 to 34	354	382	401	457	450	96	27%
35 to 39	408	332	457	492	471	63	15%
40 to 44	510	434	523	546	591	81	16%
45 to 49	686	582	528	704	732	46	7%
50 to 54	605	568	528	622	613	8	1%
55 to 59	618	770	704	650	812	194	31%
60 to 61	217	275	232	188	248	31	14%
62 to 64	240	406	373	363	381	141	59%
65 to 69	267	494	572	515	447	180	67%
70 to 74	212	395	518	466	395	183	86%
75 to 79	178	230	378	439	348	170	96%
80 to 84	129	125	229	315	284	155	120%
85 and over	107	139	172	307	402	295	276%
Median Age	40.7	44.1	43.4	43.6	44.0	3.3	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	7,401	8,131	8,810	9,434	9,571	2,170	29%
Hispanic	916	1,205	1,446	1,688	1,830	914	100%
Non-Hispanic	6,485	6,926	7,364	7,746	7,741	1,256	19%
White	5,876	6,150	6,429	6,634	6,513	637	11%
Black	180	247	301	363	407	227	126%
American Indian	51	37	22	16	12	-39	-76%
Asian	141	223	312	403	471	330	234%
Hawaiian / Pacific Islander	17	23	27	30	32	15	88%
Other	13	17	20	21	21	8	62%
Two or More Races	207	229	253	279	285	78	38%

GROWTH TRENDS IN TOTAL POPULATION



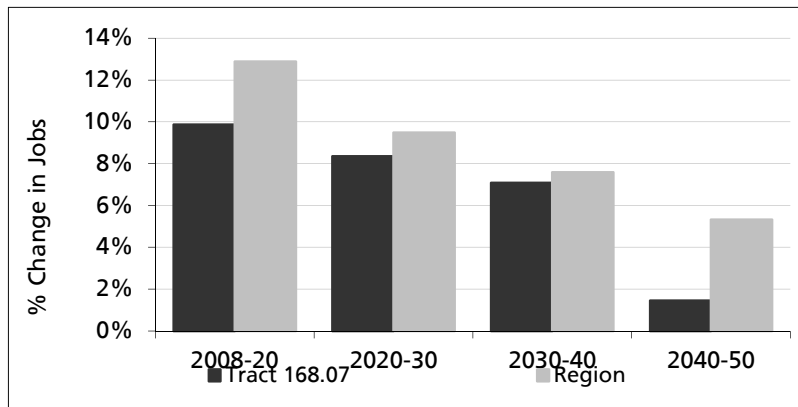
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	419	434	462	462	462	43	10%
Civilian Jobs	419	434	462	462	462	43	10%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,301	1,301	1,301	1,301	1,301	0	0%
Developed Acres	1,108	1,273	1,286	1,289	1,289	181	16%
Low Density Single Family	165	215	206	206	206	40	25%
Single Family	625	733	740	740	740	115	18%
Multiple Family	7	14	28	32	32	25	353%
Mobile Homes	99	99	99	99	99	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	12	12	12	12	12	0	0%
Commercial/Services	17	18	19	19	19	2	9%
Office	0	0	0	0	0	0	0%
Schools	14	14	14	14	14	0	0%
Roads and Freeways	113	113	113	113	113	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	54	54	54	54	54	0	0%
Vacant Developable Acres	186	21	8	5	5	-181	-97%
Low Density Single Family	61	4	4	4	4	-57	-93%
Single Family	112	7	0	0	0	-112	-100%
Multiple Family	11	8	3	0	0	-11	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	1	0	0	0	-2	-100%
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	7	7	7	7	7	0	0%
Employment Density³	9.6	9.9	10.3	10.3	10.3	0.6	7%
Residential Density⁴	2.9	2.7	2.9	2.9	2.9	0.0	1%

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).