

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 207.10



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,676	1,768	1,922	2,010	2,064	388	23%
Household Population	1,652	1,731	1,853	1,900	1,926	274	17%
Group Quarters Population	24	37	69	110	138	114	475%
Civilian	24	37	69	110	138	114	475%
Military	0	0	0	0	0	0	0%
Total Housing Units	629	640	675	680	683	54	9%
Single Family	629	640	675	680	683	54	9%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	605	623	661	666	668	63	10%
Single Family	605	623	661	666	668	63	10%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.8%	2.7%	2.1%	2.1%	2.2%	-1.6	-42%
Single Family	3.8%	2.7%	2.1%	2.1%	2.2%	-1.6	-42%
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	2.73	2.78	2.80	2.85	2.88	0.15	5%

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	8	8	5	5	4	-4	-50%
\$15,000-\$29,999	48	36	30	25	19	-29	-60%
\$30,000-\$44,999	66	75	67	56	46	-20	-30%
\$45,000-\$59,999	74	90	95	94	89	15	20%
\$60,000-\$74,999	82	82	117	125	127	45	55%
\$75,000-\$99,999	88	88	90	95	110	22	25%
\$100,000-\$124,999	97	97	97	100	100	3	3%
\$125,000-\$149,999	47	58	58	58	58	11	23%
\$150,000-\$199,999	51	53	55	55	55	4	8%
\$200,000 or more	44	36	47	53	60	16	36%
Total Households	605	623	661	666	668	63	10%
Median Household Income							
Adjusted for inflation (\$1999)	\$81,960	\$80,824	\$79,583	\$82,368	\$86,136	\$4,176	5%

***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.

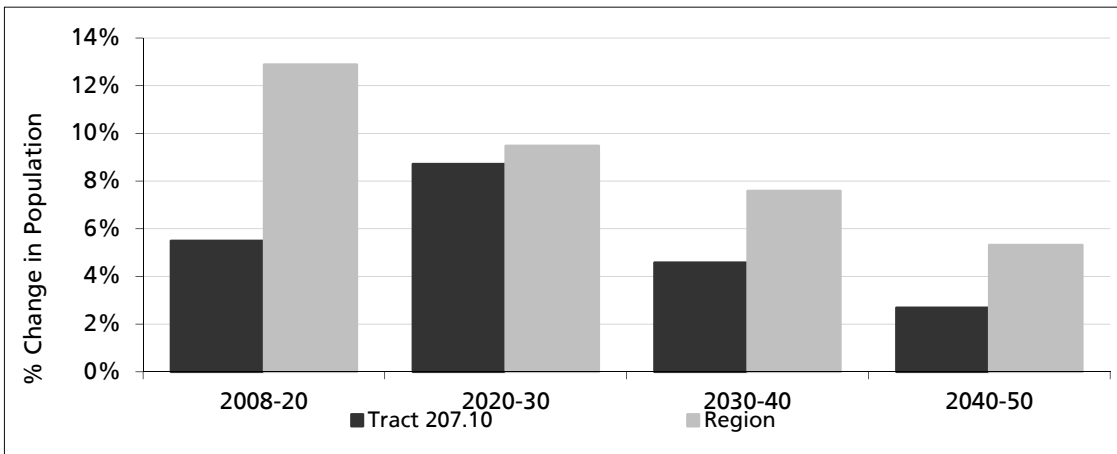
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,676	1,768	1,922	2,010	2,064	388	23%
Under 5	81	79	83	85	84	3	4%
5 to 9	75	79	81	79	72	-3	-4%
10 to 14	106	108	103	99	94	-12	-11%
15 to 17	62	57	59	58	58	-4	-6%
18 to 19	40	30	30	28	24	-16	-40%
20 to 24	103	84	88	80	76	-27	-26%
25 to 29	74	82	81	78	71	-3	-4%
30 to 34	59	59	54	63	59	0	0%
35 to 39	51	48	61	58	58	7	14%
40 to 44	94	73	79	72	78	-16	-17%
45 to 49	121	95	82	97	92	-29	-24%
50 to 54	128	108	106	113	101	-27	-21%
55 to 59	138	150	139	128	147	9	7%
60 to 61	83	95	92	91	106	23	28%
62 to 64	89	122	108	98	92	3	3%
65 to 69	115	176	190	163	138	23	20%
70 to 74	79	125	181	186	197	118	149%
75 to 79	66	75	124	148	148	82	124%
80 to 84	52	48	83	120	125	73	140%
85 and over	60	75	98	166	244	184	307%
Median Age	48.8	54.2	56.9	58.7	60.3	11.5	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,676	1,768	1,922	2,010	2,064	388	23%
Hispanic	339	487	658	838	1,002	663	196%
Non-Hispanic	1,337	1,281	1,264	1,172	1,062	-275	-21%
White	1,097	989	907	758	596	-501	-46%
Black	21	30	42	52	62	41	195%
American Indian	0	0	0	0	1	1	--
Asian	159	193	232	266	298	139	87%
Hawaiian / Pacific Islander	3	5	7	8	8	5	167%
Other	4	4	4	4	4	0	0%
Two or More Races	53	60	72	84	93	40	75%

GROWTH TRENDS IN TOTAL POPULATION



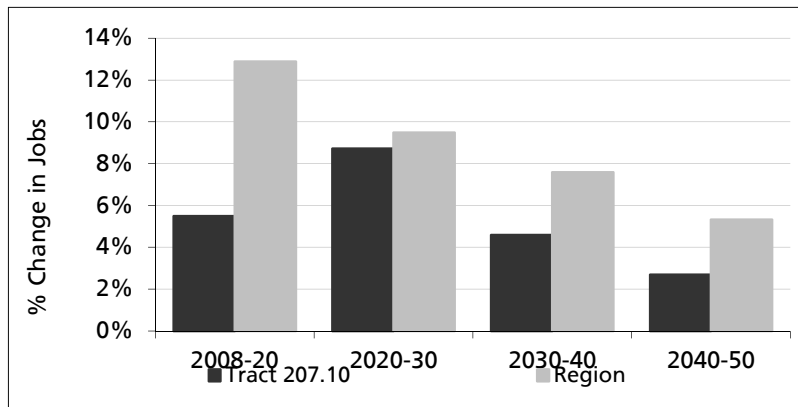
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	520	520	520	521	521	1	0%
Civilian Jobs	520	520	520	521	521	1	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	6,252	6,252	6,252	6,252	6,252	0	0%
Developed Acres	5,870	5,944	5,978	5,992	6,054	183	3%
Low Density Single Family	407	570	642	656	717	310	76%
Single Family	109	109	109	109	109	0	0%
Multiple Family	0	0	0	0	0	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	4	4	4	4	4	0	0%
Commercial/Services	186	186	186	186	186	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	166	166	166	166	166	0	0%
Agricultural and Extractive ²	2,600	2,510	2,473	2,473	2,473	-127	-5%
Parks and Military Use	2,398	2,398	2,398	2,398	2,398	0	0%
Vacant Developable Acres	330	256	222	208	147	-183	-56%
Low Density Single Family	330	255	222	208	146	-183	-56%
Single Family	0	0	0	0	0	0	0%
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	52	52	52	52	52	0	0%
Employment Density³	2.7	2.7	2.7	2.7	2.7	0.0	0%
Residential Density⁴	1.2	0.9	0.9	0.9	0.8	-0.4	-32%

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).