

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 207.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,715	4,806	5,000	5,129	5,188	473	10%
Household Population	4,659	4,738	4,891	4,988	5,017	358	8%
Group Quarters Population	56	68	109	141	171	115	205%
Civilian	56	68	109	141	171	115	205%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,588	1,588	1,616	1,616	1,616	28	2%
Single Family	701	701	720	720	720	19	3%
Multiple Family	887	887	896	896	896	9	1%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,516	1,522	1,553	1,555	1,556	40	3%
Single Family	660	677	695	695	696	36	5%
Multiple Family	856	845	858	860	860	4	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.5%	4.2%	3.9%	3.8%	3.7%	-0.8	-18%
Single Family	5.8%	3.4%	3.5%	3.5%	3.3%	-2.5	-43%
Multiple Family	3.5%	4.7%	4.2%	4.0%	4.0%	0.5	14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.07	3.11	3.15	3.21	3.22	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	119	103	87	69	56	-63	-53%
\$15,000-\$29,999	358	321	292	262	240	-118	-33%
\$30,000-\$44,999	341	333	317	294	274	-67	-20%
\$45,000-\$59,999	278	275	277	266	256	-22	-8%
\$60,000-\$74,999	171	200	209	212	212	41	24%
\$75,000-\$99,999	157	180	233	276	322	165	105%
\$100,000-\$124,999	48	51	61	79	83	35	73%
\$125,000-\$149,999	29	32	39	39	40	11	38%
\$150,000-\$199,999	15	23	24	27	30	15	100%
\$200,000 or more	0	4	14	31	43	43	0%
Total Households	1,516	1,522	1,553	1,555	1,556	40	3%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,361	\$45,218	\$49,359	\$53,600	\$57,188	\$14,827	35%

***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.

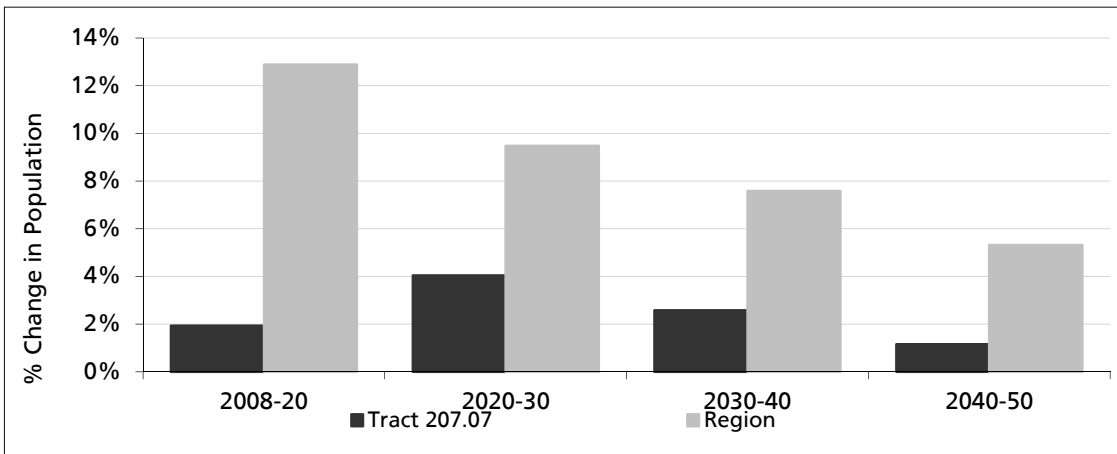
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,715	4,806	5,000	5,129	5,188	473	10%
Under 5	400	373	379	380	355	-45	-11%
5 to 9	407	446	442	450	434	27	7%
10 to 14	358	411	409	412	412	54	15%
15 to 17	232	221	230	222	226	-6	-3%
18 to 19	147	124	142	138	139	-8	-5%
20 to 24	288	243	284	264	257	-31	-11%
25 to 29	325	350	346	353	331	6	2%
30 to 34	379	358	325	384	362	-17	-4%
35 to 39	391	338	393	389	414	23	6%
40 to 44	333	306	314	278	336	3	1%
45 to 49	344	298	262	295	286	-58	-17%
50 to 54	320	313	307	306	280	-40	-13%
55 to 59	203	239	221	201	236	33	16%
60 to 61	88	115	111	96	107	19	22%
62 to 64	83	129	128	129	121	38	46%
65 to 69	109	177	219	219	200	91	83%
70 to 74	78	119	146	143	145	67	86%
75 to 79	78	91	149	188	195	117	150%
80 to 84	54	55	87	126	151	97	180%
85 and over	98	100	106	156	201	103	105%
Median Age	32.6	33.3	34.1	34.5	35.9	3.3	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,715	4,806	5,000	5,129	5,188	473	10%
Hispanic	2,079	2,602	3,073	3,492	3,800	1,721	83%
Non-Hispanic	2,636	2,204	1,927	1,637	1,388	-1,248	-47%
White	2,170	1,690	1,351	1,015	726	-1,444	-67%
Black	155	200	248	286	320	165	106%
American Indian	27	20	16	13	13	-14	-52%
Asian	186	197	211	219	223	37	20%
Hawaiian / Pacific Islander	2	2	2	2	2	0	0%
Other	0	0	0	0	0	0	0%
Two or More Races	96	95	99	102	104	8	8%

GROWTH TRENDS IN TOTAL POPULATION



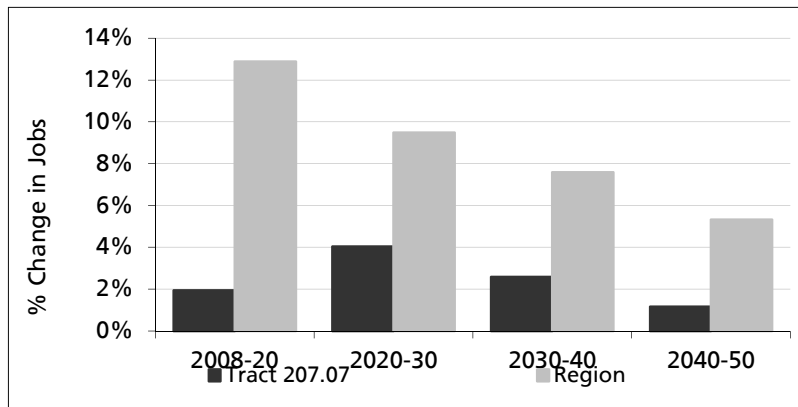
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,634	1,634	1,634	1,704	1,704	70	4%
Civilian Jobs	1,634	1,634	1,634	1,704	1,704	70	4%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	295	295	295	295	295	0	0%
Developed Acres	290	290	293	295	295	5	2%
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	126	126	129	129	129	3	3%
Multiple Family	52	52	52	52	52	0	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	40	40	40	41	41	1	3%
Office	6	6	6	6	6	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	54	54	54	54	54	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	6	6	2	1	1	-5	-89%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	5	1	1	1	-4	-86%
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	1	1	1	0	0	-1	-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	0	0	0	0	0	0	0%
Employment Density³	28.7	28.7	28.7	29.3	29.3	0.6	2%
Residential Density⁴	8.9	8.9	8.9	8.9	8.9	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).