

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 91.07



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,565	4,948	6,884	7,000	7,013	3,448	97%
Household Population	3,553	4,926	6,847	6,943	6,933	3,380	95%
Group Quarters Population	12	22	37	57	80	68	567%
Civilian	12	22	37	57	80	68	567%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,993	2,526	3,356	3,456	3,456	1,463	73%
Single Family	816	816	593	593	593	-223	-27%
Multiple Family	1,177	1,710	2,763	2,863	2,863	1,686	143%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,768	2,371	3,212	3,314	3,316	1,548	88%
Single Family	667	750	565	566	566	-101	-15%
Multiple Family	1,101	1,621	2,647	2,748	2,750	1,649	150%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	11.3%	6.1%	4.3%	4.1%	4.1%	-7.2	-64%
Single Family	18.3%	8.1%	4.7%	4.6%	4.6%	-13.7	-75%
Multiple Family	6.5%	5.2%	4.2%	4.0%	3.9%	-2.6	-40%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.01	2.08	2.13	2.10	2.09	0.08	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	308	262	247	225	189	-119	-39%
\$15,000-\$29,999	294	298	338	326	292	-2	-1%
\$30,000-\$44,999	315	406	517	507	465	150	48%
\$45,000-\$59,999	232	343	464	477	459	227	98%
\$60,000-\$74,999	191	353	523	564	578	387	203%
\$75,000-\$99,999	283	370	520	562	627	344	122%
\$100,000-\$124,999	33	159	271	295	318	285	864%
\$125,000-\$149,999	65	126	197	205	211	146	225%
\$150,000-\$199,999	47	54	126	137	137	90	191%
\$200,000 or more	0	0	9	16	40	40	0%
Total Households	1,768	2,371	3,212	3,314	3,316	1,548	88%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,429	\$54,599	\$61,147	\$63,245	\$66,566	\$23,137	53%

***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.

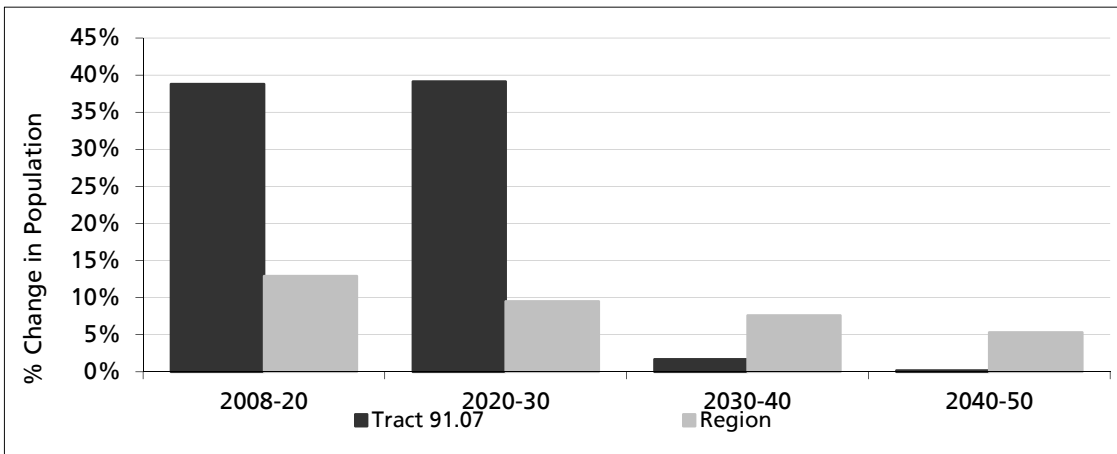
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,565	4,948	6,884	7,000	7,013	3,448	97%
Under 5	278	360	487	456	432	154	55%
5 to 9	208	295	395	381	366	158	76%
10 to 14	63	85	110	110	108	45	71%
15 to 17	26	36	44	44	43	17	65%
18 to 19	37	46	65	68	71	34	92%
20 to 24	61	76	114	110	110	49	80%
25 to 29	332	529	696	646	641	309	93%
30 to 34	657	886	1,093	1,149	1,075	418	64%
35 to 39	439	459	717	682	652	213	49%
40 to 44	292	324	463	424	447	155	53%
45 to 49	225	250	274	319	316	91	40%
50 to 54	230	278	325	342	320	90	39%
55 to 59	158	253	304	272	324	166	105%
60 to 61	51	97	125	120	145	94	184%
62 to 64	79	181	253	258	265	186	235%
65 to 69	120	274	421	378	341	221	184%
70 to 74	99	216	396	391	380	281	284%
75 to 79	72	112	251	310	324	252	350%
80 to 84	59	79	179	266	298	239	405%
85 and over	79	112	172	274	355	276	349%
Median Age	36.4	36.8	38.1	38.9	40.1	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,565	4,948	6,884	7,000	7,013	3,448	97%
Hispanic	734	1,292	2,042	2,351	2,622	1,888	257%
Non-Hispanic	2,831	3,656	4,842	4,649	4,391	1,560	55%
White	2,262	2,800	3,604	3,333	3,023	761	34%
Black	83	123	187	200	211	128	154%
American Indian	13	19	24	23	21	8	62%
Asian	319	494	701	743	772	453	142%
Hawaiian / Pacific Islander	11	17	23	25	25	14	127%
Other	2	3	4	4	4	2	100%
Two or More Races	141	200	299	321	335	194	138%

GROWTH TRENDS IN TOTAL POPULATION



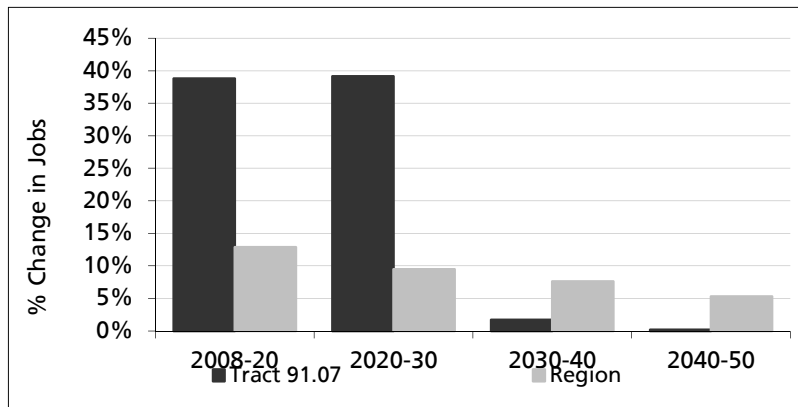
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,468	1,469	1,603	1,664	1,668	200	14%
Civilian Jobs	1,468	1,469	1,603	1,664	1,668	200	14%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	191	191	191	191	191	0	0%
Developed Acres	187	187	189	190	191	4	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	40	40	23	23	23	-17	-42%
Multiple Family	29	41	59	60	60	31	108%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	8	9	9	9	--
Industrial	12	12	12	12	12	0	-3%
Commercial/Services	15	15	12	10	10	-5	-34%
Office	6	6	4	4	4	-1	-26%
Schools	13	0	0	0	0	-13	-100%
Roads and Freeways	40	40	40	40	40	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	32	32	32	32	32	0	0%
Vacant Developable Acres	4	4	1	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	0	0	0	-2	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	-96%
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	32.3	44.5	51.4	54.6	54.6	22.4	69%
Residential Density⁴	29.0	31.1	39.2	39.5	39.5	10.5	36%

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).