

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 159.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,276	4,079	5,923	6,014	6,064	2,788	85%
Household Population	3,149	3,923	5,722	5,756	5,758	2,609	83%
Group Quarters Population	127	156	201	258	306	179	141%
Civilian	127	156	201	258	306	179	141%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,023	1,269	1,866	1,866	1,866	843	82%
Single Family	136	124	85	85	85	-51	-38%
Multiple Family	799	1,077	1,781	1,781	1,781	982	123%
Mobile Homes	88	68	0	0	0	-88	-100%
Occupied Housing Units	969	1,205	1,794	1,792	1,795	826	85%
Single Family	133	110	74	72	75	-58	-44%
Multiple Family	755	1,037	1,720	1,720	1,720	965	128%
Mobile Homes	81	58	0	0	0	-81	-100%
Vacancy Rate	5.3%	5.0%	3.9%	4.0%	3.8%	-1.5	-28%
Single Family	2.2%	11.3%	12.9%	15.3%	11.8%	9.6	436%
Multiple Family	5.5%	3.7%	3.4%	3.4%	3.4%	-2.1	-38%
Mobile Homes	8.0%	14.7%	0.0%	0.0%	0.0%	-8.0	-100%
Persons per Household	3.25	3.26	3.19	3.21	3.21	-0.04	-1%

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	244	210	199	184	165	-79	-32%
\$15,000-\$29,999	320	303	305	296	261	-59	-18%
\$30,000-\$44,999	242	227	265	264	256	14	6%
\$45,000-\$59,999	76	135	215	214	216	140	184%
\$60,000-\$74,999	35	83	158	159	159	124	354%
\$75,000-\$99,999	31	120	268	271	280	249	803%
\$100,000-\$124,999	21	61	161	170	188	167	795%
\$125,000-\$149,999	0	31	97	108	126	126	0%
\$150,000-\$199,999	0	15	66	66	81	81	0%
\$200,000 or more	0	20	60	60	63	63	0%
Total Households	969	1,205	1,794	1,792	1,795	826	85%
Median Household Income							
Adjusted for inflation (\$1999)	\$26,273	\$35,914	\$53,930	\$55,654	\$59,965	\$33,692	128%

***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.

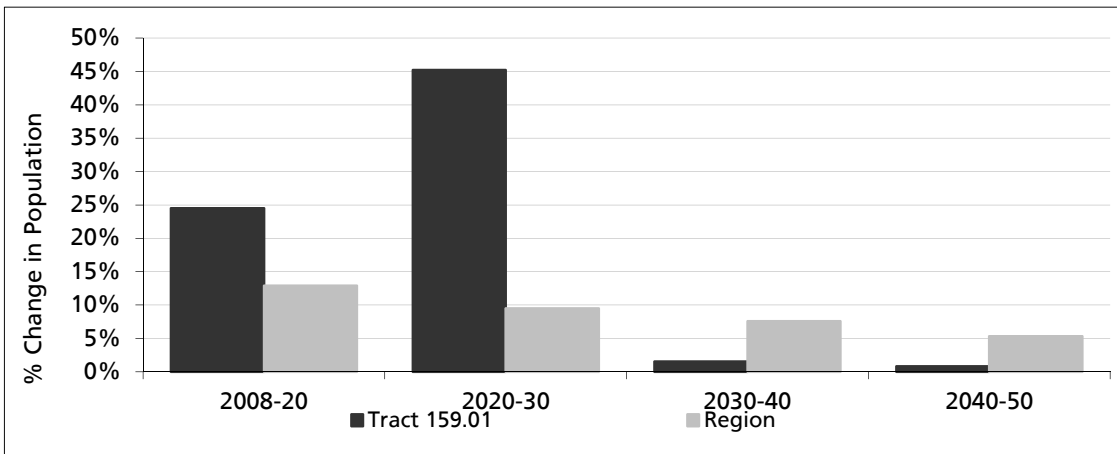
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,276	4,079	5,923	6,014	6,064	2,788	85%
Under 5	355	425	597	586	552	197	55%
5 to 9	250	319	438	432	405	155	62%
10 to 14	255	339	471	469	464	209	82%
15 to 17	198	228	330	327	330	132	67%
18 to 19	124	137	207	206	209	85	69%
20 to 24	245	280	456	442	432	187	76%
25 to 29	276	380	521	519	500	224	81%
30 to 34	329	400	517	575	561	232	71%
35 to 39	286	320	536	515	534	248	87%
40 to 44	279	325	473	426	505	226	81%
45 to 49	229	265	342	391	386	157	69%
50 to 54	157	169	210	214	196	39	25%
55 to 59	108	169	229	211	253	145	134%
60 to 61	14	24	37	37	38	24	171%
62 to 64	30	60	89	98	102	72	240%
65 to 69	37	80	149	163	162	125	338%
70 to 74	28	58	122	127	132	104	371%
75 to 79	29	41	93	119	119	90	310%
80 to 84	15	20	45	64	66	51	340%
85 and over	32	40	61	93	118	86	269%
Median Age	28.8	29.1	29.4	30.2	31.2	2.4	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,276	4,079	5,923	6,014	6,064	2,788	85%
Hispanic	1,491	2,108	3,293	3,557	3,777	2,286	153%
Non-Hispanic	1,785	1,971	2,630	2,457	2,287	502	28%
White	1,131	1,099	1,333	1,110	879	-252	-22%
Black	335	480	725	761	817	482	144%
American Indian	38	38	42	34	29	-9	-24%
Asian	87	130	212	238	256	169	194%
Hawaiian / Pacific Islander	4	6	9	9	9	5	125%
Other	1	1	1	1	1	0	0%
Two or More Races	189	217	308	304	296	107	57%

GROWTH TRENDS IN TOTAL POPULATION



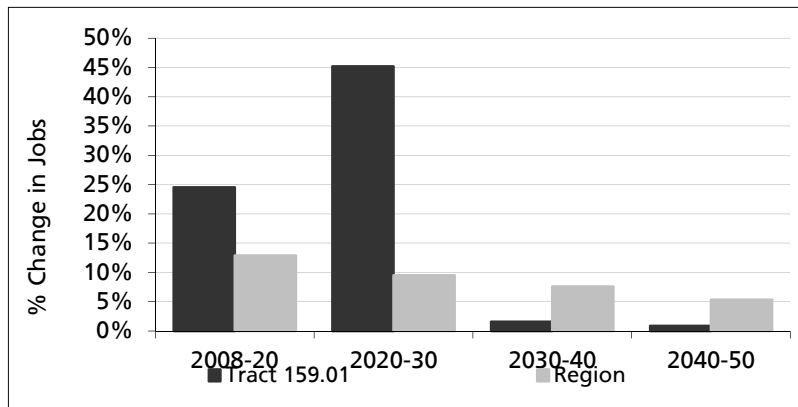
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	464	465	467	657	685	221	48%
Civilian Jobs	464	465	467	657	685	221	48%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	98	98	98	98	98	0	0%
Developed Acres	97	97	98	98	98	2	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	16	14	10	10	10	-6	-39%
Multiple Family	31	33	42	42	42	11	34%
Mobile Homes	4	4	0	0	0	-4	-100%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	2	10	10	10	10	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	18	16	8	8	8	-10	-56%
Office	1	0	0	0	0	0	-45%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	24	25	25	25	25	1	5%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	1	1	1	1	268%
Vacant Developable Acres	2	2	0	0	0	-2	-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	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	-100%
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	1	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	24.3	27.3	34.6	48.6	50.7	26.3	108%
Residential Density⁴	19.1	23.3	31.7	31.7	31.7	12.6	66%

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).