

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 157.03



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,419	6,683	6,839	7,099	7,215	796	12%
Household Population	6,052	6,303	6,432	6,643	6,727	675	11%
Group Quarters Population	367	380	407	456	488	121	33%
Civilian	367	380	407	456	488	121	33%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,421	2,421	2,440	2,500	2,533	112	5%
Single Family	60	60	60	56	51	-9	-15%
Multiple Family	1,950	1,950	1,968	2,032	2,066	116	6%
Mobile Homes	411	411	412	412	416	5	1%
Occupied Housing Units	2,291	2,353	2,368	2,424	2,458	167	7%
Single Family	22	50	52	47	43	21	95%
Multiple Family	1,868	1,903	1,915	1,975	2,009	141	8%
Mobile Homes	401	400	401	402	406	5	1%
Vacancy Rate	5.4%	2.8%	3.0%	3.0%	3.0%	-2.4	-44%
Single Family	63.3%	16.7%	13.3%	16.1%	15.7%	-47.6	-75%
Multiple Family	4.2%	2.4%	2.7%	2.8%	2.8%	-1.4	-33%
Mobile Homes	2.4%	2.7%	2.7%	2.4%	0.0%	-2.4	-100%
Persons per Household	2.64	2.68	2.72	2.74	2.74	0.10	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	649	583	558	512	449	-200	-31%
\$15,000-\$29,999	692	675	676	658	604	-88	-13%
\$30,000-\$44,999	508	477	475	478	450	-58	-11%
\$45,000-\$59,999	267	289	292	296	295	28	10%
\$60,000-\$74,999	109	129	130	141	144	35	32%
\$75,000-\$99,999	59	138	145	162	192	133	225%
\$100,000-\$124,999	0	24	41	68	117	117	0%
\$125,000-\$149,999	7	26	36	66	99	92	1314%
\$150,000-\$199,999	0	12	13	32	73	73	0%
\$200,000 or more	0	0	2	11	35	35	0%
Total Households	2,291	2,353	2,368	2,424	2,458	167	7%
Median Household Income							
Adjusted for inflation (\$1999)	\$25,762	\$28,189	\$28,891	\$31,318	\$35,867	\$10,105	39%

***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.

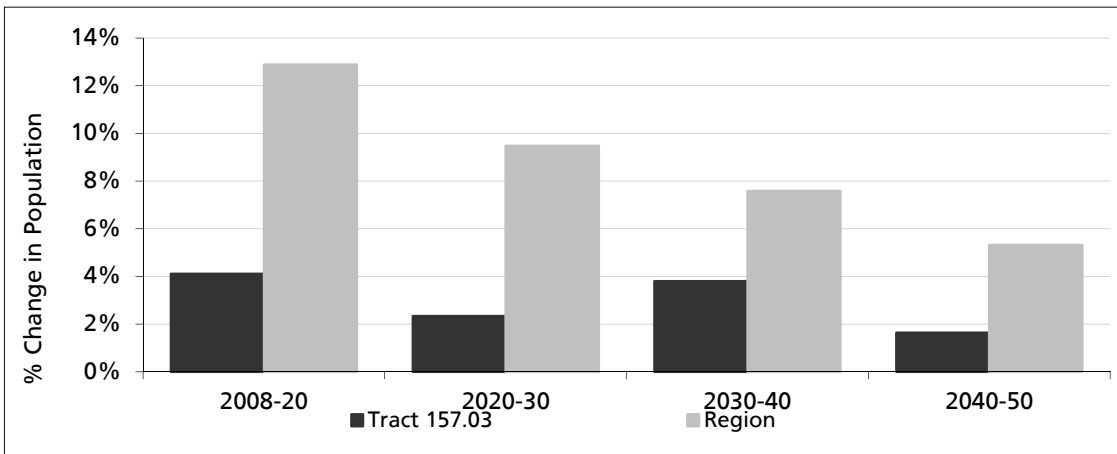
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,419	6,683	6,839	7,099	7,215	796	12%
Under 5	628	634	630	648	639	11	2%
5 to 9	565	592	596	625	625	60	11%
10 to 14	588	624	631	681	700	112	19%
15 to 17	312	301	290	307	319	7	2%
18 to 19	178	172	179	190	200	22	12%
20 to 24	387	379	427	433	453	66	17%
25 to 29	588	704	685	678	702	114	19%
30 to 34	708	735	680	752	757	49	7%
35 to 39	513	462	548	562	587	74	14%
40 to 44	408	371	378	345	421	13	3%
45 to 49	355	307	272	316	319	-36	-10%
50 to 54	267	243	226	243	232	-35	-13%
55 to 59	180	208	200	186	215	35	19%
60 to 61	69	85	87	83	95	26	38%
62 to 64	108	172	169	185	195	87	81%
65 to 69	128	209	239	229	215	87	68%
70 to 74	128	203	243	218	186	58	45%
75 to 79	98	99	138	129	87	-11	-11%
80 to 84	96	76	115	134	106	10	10%
85 and over	115	107	106	155	162	47	41%
Median Age	29.7	29.5	29.9	29.9	29.8	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,419	6,683	6,839	7,099	7,215	796	12%
Hispanic	2,137	2,625	2,962	3,338	3,649	1,512	71%
Non-Hispanic	4,282	4,058	3,877	3,761	3,566	-716	-17%
White	2,836	2,391	2,094	1,825	1,484	-1,352	-48%
Black	678	849	924	1,013	1,121	443	65%
American Indian	69	58	47	39	35	-34	-49%
Asian	194	253	294	345	383	189	97%
Hawaiian / Pacific Islander	22	27	28	33	34	12	55%
Other	25	25	25	26	26	1	4%
Two or More Races	458	455	465	480	483	25	5%

GROWTH TRENDS IN TOTAL POPULATION



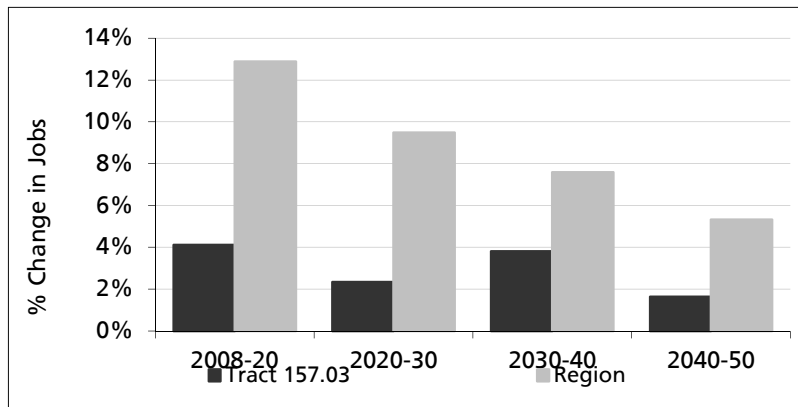
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	874	874	875	902	917	43	5%
Civilian Jobs	874	874	875	902	917	43	5%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	172	172	172	172	172	0	0%
Developed Acres	168	168	169	172	172	3	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	8	8	7	5	-3	-39%
Multiple Family	75	75	76	80	81	6	8%
Mobile Homes	26	26	26	26	26	0	0%
Other Residential	9	9	9	9	9	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	20	20	20	20	21	0	1%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	29	29	29	29	29	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
Vacant Developable Acres	3	3	2	0	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	3	3	2	0	0	-3	-100%
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	0	0	0	0	0	0	0%
Employment Density³	43.1	43.1	43.1	44.5	44.6	1.5	4%
Residential Density⁴	20.5	20.5	20.5	20.6	20.9	0.4	2%

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).