2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 157.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,053**	**4,006**	**4,069**	**4,096**	**4,179**	**126**	**3%**
Household Population	4,045	3,992	4,045	4,065	4,137	92	2%
Group Quarters Population	8	14	24	31	42	34	425%
Civilian	8	14	24	31	42	34	425%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,480**	**1,481**	**1,482**	**1,482**	**1,508**	**28**	**2%**
Single Family	493	494	494	494	492	-1	0%
Multiple Family	726	726	726	726	753	27	4%
Mobile Homes	261	261	262	262	263	2	1%
Occupied Housing Units	**1,455**	**1,412**	**1,412**	**1,411**	**1,437**	**-18**	**-1%**
Single Family	492	473	474	474	472	-20	-4%
Multiple Family	716	696	694	693	719	3	0%
Mobile Homes	247	243	244	244	246	-1	0%
Vacancy Rate	**1.7%**	**4.7%**	**4.7%**	**4.8%**	**4.7%**	**3.0**	**176%**
Single Family	0.2%	4.3%	4.0%	4.0%	4.1%	3.9	1950%
Multiple Family	1.4%	4.1%	4.4%	4.5%	4.5%	3.1	221%
Mobile Homes	5.4%	6.9%	6.9%	6.9%	0.0%	-5.4	-100%
Persons per Household	**2.78**	**2.83**	**2.86**	**2.88**	**2.88**	**0.10**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
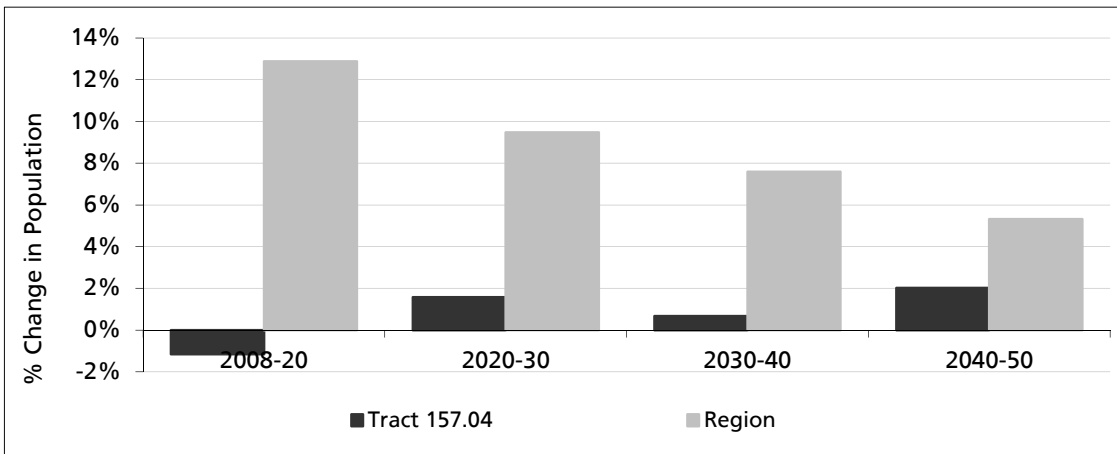
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,053**	**4,006**	**4,069**	**4,096**	**4,179**	**126**	**3%**
Under 5	236	216	219	211	206	-30	-13%
5 to 9	323	296	290	287	284	-39	-12%
10 to 14	337	336	329	332	339	2	1%
15 to 17	219	198	189	194	199	-20	-9%
18 to 19	108	94	91	91	93	-15	-14%
20 to 24	272	247	270	259	268	-4	-1%
25 to 29	368	422	419	410	427	59	16%
30 to 34	333	328	305	326	323	-10	-3%
35 to 39	309	243	275	274	273	-36	-12%
40 to 44	322	279	291	268	316	-6	-2%
45 to 49	317	256	223	264	272	-45	-14%
50 to 54	206	190	178	198	194	-12	-6%
55 to 59	198	231	209	189	222	24	12%
60 to 61	76	92	85	73	76	0	0%
62 to 64	77	120	118	117	125	48	62%
65 to 69	95	154	171	156	141	46	48%
70 to 74	72	122	155	140	132	60	83%
75 to 79	66	72	112	124	109	43	65%
80 to 84	59	49	77	92	81	22	37%
85 and over	60	61	63	91	99	39	65%
Median Age	32.5	33.0	33.7	34.0	34.2	1.7	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,053**	**4,006**	**4,069**	**4,096**	**4,179**	**126**	**3%**
Hispanic	1,076	1,322	1,528	1,720	1,960	884	82%
Non-Hispanic	2,977	2,684	2,541	2,376	2,219	-758	-25%
White	2,388	2,016	1,807	1,575	1,336	-1,052	-44%
Black	182	227	254	279	321	139	76%
American Indian	39	33	29	25	21	-18	-46%
Asian	117	153	182	214	246	129	110%
Hawaiian / Pacific Islander	15	19	21	26	27	12	80%
Other	12	13	15	15	15	3	25%
Two or More Races	224	223	233	242	253	29	13%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**665**	**665**	**665**	**666**	**679**	**14**	**2%**
Civilian Jobs	665	665	665	666	679	14	2%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**230**	**230**	**230**	**230**	**230**	**0**	**0%**
Developed Acres	**230**	**230**	**230**	**230**	**230**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	86	86	86	86	86	0	0%
Multiple Family	31	31	31	31	32	1	3%
Mobile Homes	15	15	15	15	14	-1	-5%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	2	2	2	2	2	0	0%
Commercial/Services	29	29	29	29	29	0	0%
Office	0	0	0	0	0	0	0%
Schools	19	19	19	19	19	0	0%
Roads and Freeways	48	48	48	48	48	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	**0**	**0**	**0**	**0**	**0**	**0**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**13.4**	**13.4**	**13.4**	**13.4**	**13.6**	**0.3**	**2%**
Residential Density[4]	**11.2**	**11.2**	**11.2**	**11.2**	**11.4**	**0.2**	**2%**

GROWTH TRENDS IN JOBS
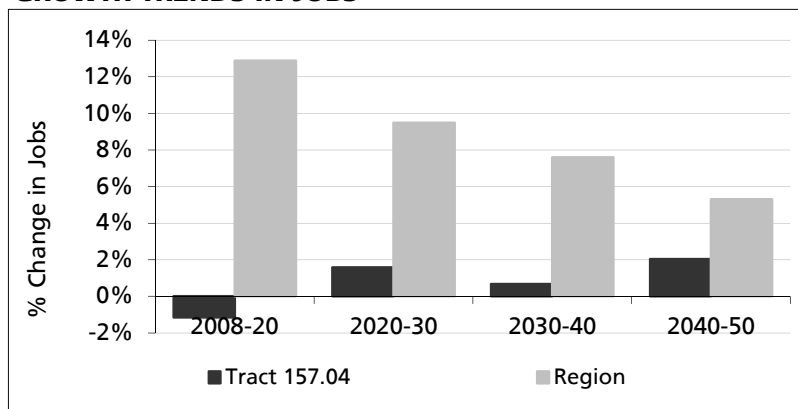
Notes:

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).

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