

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 157.01



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,642	6,095	6,236	6,348	6,391	749	13%
Household Population	5,384	5,812	5,908	5,954	5,950	566	11%
Group Quarters Population	258	283	328	394	441	183	71%
Civilian	258	283	328	394	441	183	71%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,291	2,303	2,306	2,307	2,305	14	1%
Single Family	34	46	46	46	33	-1	-3%
Multiple Family	1,756	1,756	1,756	1,757	1,841	85	5%
Mobile Homes	501	501	504	504	431	-70	-14%
Occupied Housing Units	2,075	2,224	2,231	2,228	2,232	157	8%
Single Family	32	33	38	39	27	-5	-16%
Multiple Family	1,587	1,718	1,717	1,712	1,796	209	13%
Mobile Homes	456	473	476	477	409	-47	-10%
Vacancy Rate	9.4%	3.4%	3.3%	3.4%	3.2%	-6.2	-66%
Single Family	5.9%	28.3%	17.4%	15.2%	18.2%	12.3	208%
Multiple Family	9.6%	2.2%	2.2%	2.6%	2.4%	-7.2	-75%
Mobile Homes	9.0%	5.6%	5.6%	5.4%	0.0%	-9.0	-100%
Persons per Household	2.59	2.61	2.65	2.67	2.67	0.08	3%

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.

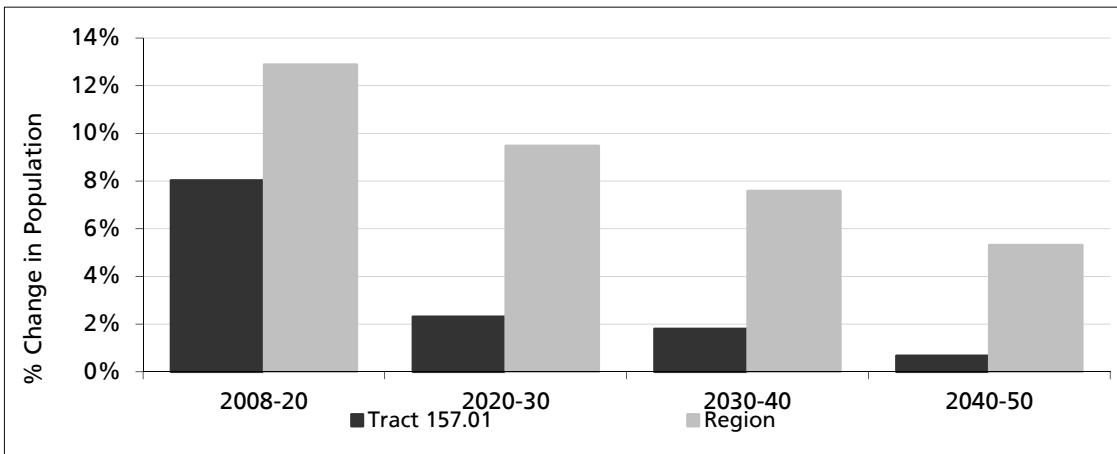
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,642	6,095	6,236	6,348	6,391	749	13%
Under 5	604	643	660	672	666	62	10%
5 to 9	456	505	504	512	504	48	11%
10 to 14	448	497	499	516	525	77	17%
15 to 17	238	243	253	261	271	33	14%
18 to 19	157	149	151	156	162	5	3%
20 to 24	327	338	392	397	411	84	26%
25 to 29	566	696	676	667	669	103	18%
30 to 34	602	650	599	681	677	75	12%
35 to 39	450	406	467	466	495	45	10%
40 to 44	355	317	321	283	333	-22	-6%
45 to 49	298	290	265	302	308	10	3%
50 to 54	237	224	204	213	195	-42	-18%
55 to 59	190	231	213	190	219	29	15%
60 to 61	67	72	55	40	44	-23	-34%
62 to 64	94	140	121	107	104	10	11%
65 to 69	155	258	293	268	243	88	57%
70 to 74	107	167	210	197	191	84	79%
75 to 79	84	87	127	129	97	13	15%
80 to 84	93	72	116	140	118	25	27%
85 and over	114	110	110	151	159	45	39%
Median Age	30.2	29.8	29.9	29.9	29.9	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,642	6,095	6,236	6,348	6,391	749	13%
Hispanic	1,981	2,520	2,836	3,129	3,389	1,408	71%
Non-Hispanic	3,661	3,575	3,400	3,219	3,002	-659	-18%
White	2,519	2,198	1,919	1,638	1,320	-1,199	-48%
Black	546	707	766	823	897	351	64%
American Indian	52	45	37	30	26	-26	-50%
Asian	178	240	281	323	355	177	99%
Hawaiian / Pacific Islander	22	28	31	35	37	15	68%
Other	24	25	26	27	27	3	13%
Two or More Races	320	332	340	343	340	20	6%

GROWTH TRENDS IN TOTAL POPULATION



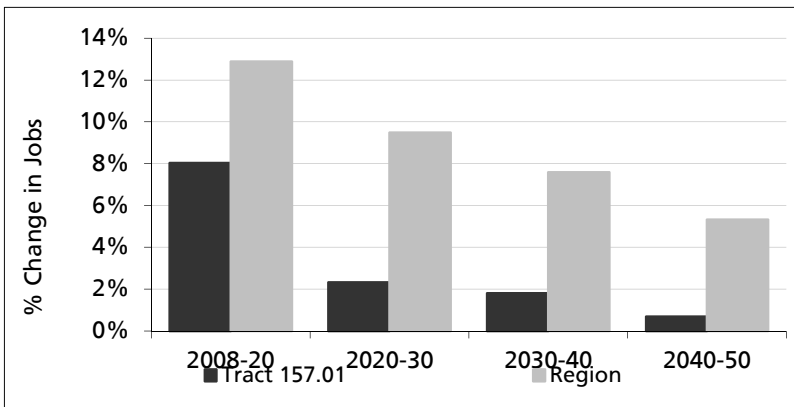
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,646	1,646	1,651	1,830	2,006	360	22%
Civilian Jobs	1,646	1,646	1,651	1,830	2,006	360	22%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	235	235	235	235	235	0	0%
Developed Acres	227	228	228	233	234	7	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	7	7	7	4	-2	-29%
Multiple Family	60	60	60	60	64	4	8%
Mobile Homes	30	30	30	30	27	-4	-12%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	41	41	41	47	50	9	21%
Office	1	1	1	1	1	0	0%
Schools	40	40	40	40	40	0	0%
Roads and Freeways	27	27	27	27	27	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	18	18	18	18	18	0	0%
Vacant Developable Acres	8	7	7	2	0	-7	-95%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	7	7	6	1	0	-7	-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	20.0	20.0	20.0	20.9	22.1	2.1	10%
Residential Density⁴	23.2	23.1	23.1	23.1	23.5	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).