2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 79.08

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,715**	**2,656**	**4,006**	**4,194**	**4,153**	**1,438**	**53%**
Household Population	2,715	2,656	4,006	4,194	4,153	1,438	53%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,545**	**1,538**	**2,207**	**2,259**	**2,259**	**714**	**46%**
Single Family	582	539	167	102	102	-480	-82%
Multiple Family	963	999	2,040	2,157	2,157	1,194	124%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,417**	**1,370**	**2,045**	**2,093**	**2,074**	**657**	**46%**
Single Family	536	497	145	85	85	-451	-84%
Multiple Family	881	873	1,900	2,008	1,989	1,108	126%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**8.3%**	**10.9%**	**7.3%**	**7.3%**	**8.2%**	**-0.1**	**-1%**
Single Family	7.9%	7.8%	13.2%	16.7%	16.7%	8.8	111%
Multiple Family	8.5%	12.6%	6.9%	6.9%	7.8%	-0.7	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.92**	**1.94**	**1.96**	**2.00**	**2.00**	**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	199	156	132	119	117	-82	-41%
$15,000-$29,999	237	190	162	142	140	-97	-41%
$30,000-$44,999	253	224	212	198	198	-55	-22%
$45,000-$59,999	221	207	221	221	221	0	0%
$60,000-$74,999	173	174	234	239	239	66	38%
$75,000-$99,999	163	231	454	474	468	305	187%
$100,000-$124,999	63	80	274	300	295	232	368%
$125,000-$149,999	42	49	117	142	139	97	231%
$150,000-$199,999	61	56	150	162	161	100	164%
$200,000 or more	5	3	89	96	96	91	1820%
Total Households	1,417	1,370	2,045	2,093	2,074	657	46%
Median Household Income							
Adjusted for inflation ($1999)	$46,324	$53,333	$78,387	$81,725	$81,517	$35,193	76%

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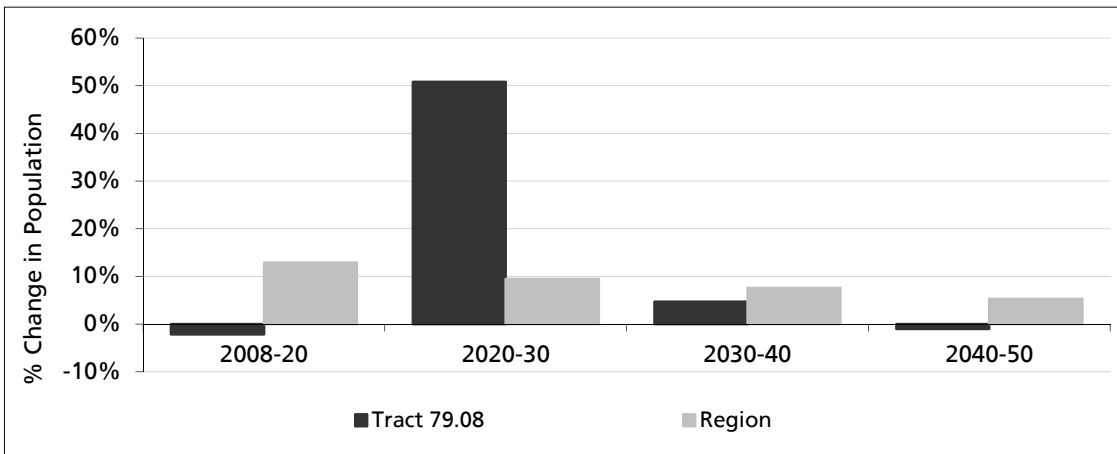
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,715**	**2,656**	**4,006**	**4,194**	**4,153**	**1,438**	**53%**
Under 5	117	114	193	193	194	77	66%
5 to 9	91	90	124	134	125	34	37%
10 to 14	39	37	49	46	53	14	36%
15 to 17	23	19	27	17	28	5	22%
18 to 19	15	13	16	18	6	-9	-60%
20 to 24	28	25	42	45	46	18	64%
25 to 29	228	267	387	365	379	151	66%
30 to 34	770	741	1,044	1,120	1,051	281	36%
35 to 39	504	437	799	821	736	232	46%
40 to 44	319	252	374	409	452	133	42%
45 to 49	178	162	209	257	244	66	37%
50 to 54	114	107	146	161	165	51	45%
55 to 59	100	126	152	138	190	90	90%
60 to 61	28	49	53	57	72	44	157%
62 to 64	39	63	80	86	79	40	103%
65 to 69	32	61	109	107	94	62	194%
70 to 74	14	31	60	49	64	50	357%
75 to 79	23	25	58	55	47	24	104%
80 to 84	16	14	38	54	38	22	138%
85 and over	37	23	46	62	90	53	143%
Median Age	35.5	35.3	35.8	36.0	36.3	0.8	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,715**	**2,656**	**4,006**	**4,194**	**4,153**	**1,438**	**53%**
Hispanic	381	440	732	761	772	391	103%
Non-Hispanic	2,334	2,216	3,274	3,433	3,381	1,047	45%
White	2,036	1,919	2,826	2,914	2,839	803	39%
Black	36	40	54	76	79	43	119%
American Indian	4	8	11	11	7	3	75%
Asian	115	132	218	245	268	153	133%
Hawaiian / Pacific Islander	1	3	13	8	10	9	900%
Other	38	24	25	32	28	-10	-26%
Two or More Races	104	90	127	147	150	46	44%

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	**653**	**673**	**915**	**915**	**915**	**262**	**40%**
Civilian Jobs	653	673	915	915	915	262	40%
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	**113**	**113**	**113**	**113**	**113**	**0**	**0%**
Developed Acres	**113**	**113**	**113**	**113**	**113**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	32	30	6	0	0	-32	-99%
Multiple Family	24	26	45	51	51	27	112%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	1	15	15	15	15	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	10	9	1	1	1	-9	-93%
Office	0	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	47	47	47	47	47	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	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	0%
Multiple Family	0	0	0	0	0	0	-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	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]	**64.2**	**65.0**	**114.5**	**114.5**	**114.5**	**50.4**	**78%**
Residential Density[4]	**27.7**	**27.6**	**37.8**	**38.7**	**38.7**	**11.1**	**40%**

GROWTH TRENDS IN JOBS
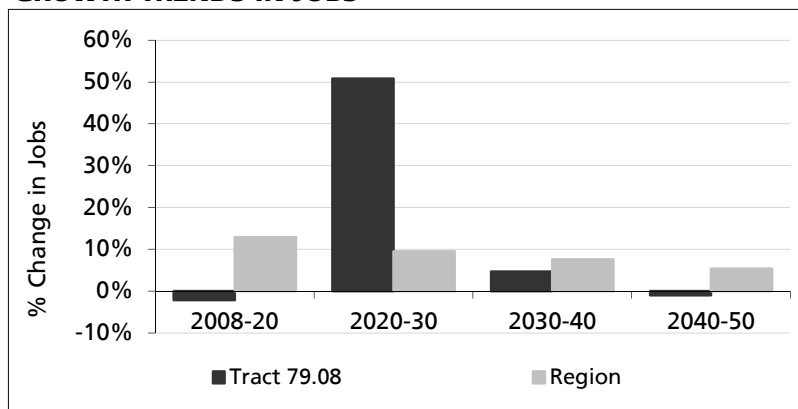
Notes:

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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