2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 31.12

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,733**	**4,850**	**4,869**	*4,911*	*7,256*	**2,523**	**53%**
Household Population	4,696	4,795	4,783	*4,765*	*7,084*	2,388	51%
Group Quarters Population	37	55	86	*146*	*172*	135	365%
Civilian	37	55	86	*146*	*172*	135	365%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,226**	**1,277**	**1,280**	*1,280*	*1,905*	**679**	**55%**
Single Family	935	986	989	*989*	*946*	11	1%
Multiple Family	41	41	41	*41*	*959*	918	2239%
Mobile Homes	250	250	250	*250*	*0*	-250	-100%
Occupied Housing Units	**1,177**	**1,214**	**1,229**	*1,230*	*1,849*	**672**	**57%**
Single Family	902	937	948	*952*	*916*	14	2%
Multiple Family	40	39	39	*39*	*933*	893	2233%
Mobile Homes	235	238	242	*239*	*0*	-235	-100%
Vacancy Rate	**4.0%**	**4.9%**	**4.0%**	*3.9%*	*2.9%*	**-1.1**	**-28%**
Single Family	3.5%	5.0%	4.1%	*3.7%*	*3.2%*	-0.3	-9%
Multiple Family	2.4%	4.9%	4.9%	*4.9%*	*2.7%*	0.3	13%
Mobile Homes	6.0%	4.8%	3.2%	*4.4%*	*0.0%*	-6.0	-100%
Persons per Household	**3.99**	**3.95**	**3.89**	*3.87*	*3.83*	**-0.16**	**-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	150	137	120	*109*	*99*	-51	-34%
$15,000-$29,999	231	225	212	*199*	*187*	-44	-19%
$30,000-$44,999	221	224	220	*220*	*219*	-2	-1%
$45,000-$59,999	195	201	202	*202*	*245*	50	26%
$60,000-$74,999	150	147	148	*147*	*237*	87	58%
$75,000-$99,999	113	138	145	*145*	*296*	183	162%
$100,000-$124,999	47	61	87	*105*	*256*	209	445%
$125,000-$149,999	38	44	52	*60*	*122*	84	221%
$150,000-$199,999	25	31	35	*35*	*125*	100	400%
$200,000 or more	7	6	8	*8*	*63*	56	800%
Total Households	1,177	1,214	1,229	*1,230*	*1,849*	672	57%
Median Household Income							
Adjusted for inflation ($1999)	$44,084	$46,567	$49,641	*$51,460*	*$71,044*	$26,960	61%

*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.
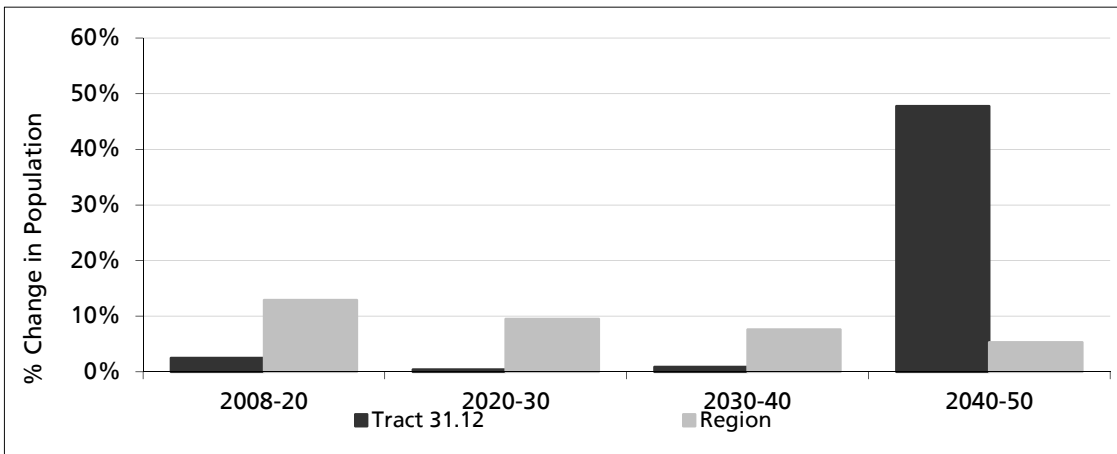
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 31.12
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,733**	**4,850**	**4,869**	**4,911**	**7,256**	**2,523**	**53%**
Under 5	291	268	258	257	360	69	24%
5 to 9	311	315	297	298	428	117	38%
10 to 14	378	383	355	351	518	140	37%
15 to 17	260	233	235	231	341	81	31%
18 to 19	185	154	152	141	202	17	9%
20 to 24	473	433	475	453	656	183	39%
25 to 29	435	451	412	414	582	147	34%
30 to 34	241	216	188	216	301	60	25%
35 to 39	295	247	261	252	394	99	34%
40 to 44	363	314	305	276	479	116	32%
45 to 49	339	305	263	303	423	84	25%
50 to 54	296	299	273	283	385	89	30%
55 to 59	276	354	313	272	451	175	63%
60 to 61	104	147	141	133	219	115	111%
62 to 64	107	180	197	201	301	194	181%
65 to 69	161	273	338	324	440	279	173%
70 to 74	92	131	188	210	332	240	261%
75 to 79	50	60	103	132	190	140	280%
80 to 84	48	52	76	105	149	101	210%
85 and over	28	35	39	59	105	77	275%
Median Age	30.7	34.4	36.2	36.9	38.0	7.3	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,733**	**4,850**	**4,869**	**4,911**	**7,256**	**2,523**	**53%**
Hispanic	1,436	1,650	1,791	1,964	3,146	1,710	119%
Non-Hispanic	3,297	3,200	3,078	2,947	4,110	813	25%
White	315	275	243	210	258	-57	-18%
Black	1,432	1,337	1,211	1,063	1,340	-92	-6%
American Indian	7	10	10	10	15	8	114%
Asian	1,301	1,326	1,347	1,377	2,050	749	58%
Hawaiian / Pacific Islander	53	46	41	41	58	5	9%
Other	22	30	34	38	58	36	164%
Two or More Races	167	176	192	208	331	164	98%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 31.12
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**546**	**612**	**813**	**813**	**861**	**315**	**58%**
Civilian Jobs	546	612	813	813	861	315	58%
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	**372**	**372**	**372**	**372**	**372**	**0**	**0%**
Developed Acres	**341**	**349**	**352**	**352**	**354**	**13**	**4%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	185	194	195	195	192	7	4%
Multiple Family	1	1	1	1	28	27	1833%
Mobile Homes	22	22	22	22	0	-22	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	9	9	14	14	--
Industrial	1	1	0	0	0	-1	-100%
Commercial/Services	14	11	8	8	7	-7	-52%
Office	3	3	3	3	0	-3	-100%
Schools	30	30	30	30	30	-1	-3%
Roads and Freeways	75	75	75	75	75	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	9	9	8	8	8	0	-3%
Vacant Developable Acres	**31**	**23**	**20**	**20**	**18**	**-13**	**-43%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	31	22	20	20	18	-13	-42%
Multiple Family	0	0	0	0	0	0	0%
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]	**11.4**	**13.2**	**18.1**	**18.1**	**19.9**	**8.5**	**74%**
Residential Density[4]	**5.9**	**5.8**	**5.7**	**5.7**	**8.4**	**2.5**	**43%**

GROWTH TRENDS IN JOBS
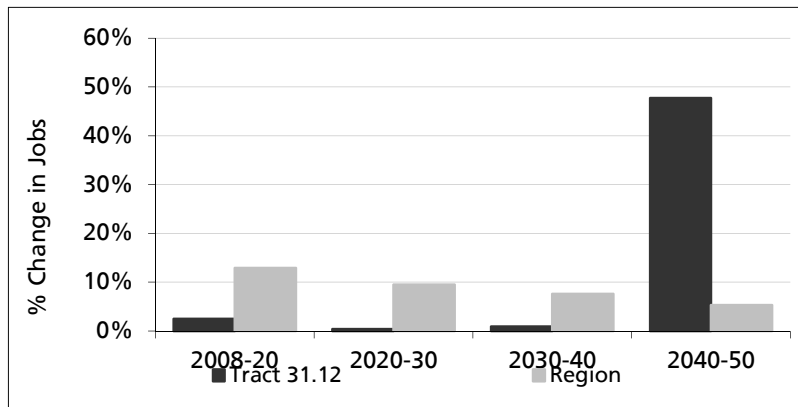
Notes:

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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Adopted October 2011
Tract 31.12
Page 3 of 3