2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 20.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,506**	**2,674**	**2,763**	**2,876**	**2,975**	**469**	**19%**
Household Population	2,465	2,602	2,624	2,655	2,697	232	9%
Group Quarters Population	41	72	139	221	278	237	578%
Civilian	41	72	139	221	278	237	578%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,196**	**1,197**	**1,199**	**1,216**	**1,236**	**40**	**3%**
Single Family	912	912	914	913	901	-11	-1%
Multiple Family	284	285	285	303	335	51	18%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,100**	**1,151**	**1,153**	**1,173**	**1,194**	**94**	**9%**
Single Family	833	882	886	888	880	47	6%
Multiple Family	267	269	267	285	314	47	18%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**8.0%**	**3.8%**	**3.8%**	**3.5%**	**3.4%**	**-4.6**	**-58%**
Single Family	8.7%	3.3%	3.1%	2.7%	2.3%	-6.4	-74%
Multiple Family	6.0%	5.6%	6.3%	5.9%	6.3%	0.3	5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.24**	**2.26**	**2.28**	**2.26**	**2.26**	**0.02**	**1%**

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	122	115	109	106	103	-19	-16%
$15,000-$29,999	134	136	134	133	132	-2	-1%
$30,000-$44,999	120	113	113	113	114	-6	-5%
$45,000-$59,999	145	151	151	152	152	7	5%
$60,000-$74,999	144	171	171	172	172	28	19%
$75,000-$99,999	136	164	164	165	168	32	24%
$100,000-$124,999	142	128	128	130	130	-12	-8%
$125,000-$149,999	62	78	78	80	84	22	35%
$150,000-$199,999	39	47	55	64	71	32	82%
$200,000 or more	56	48	50	58	68	12	21%
Total Households	1,100	1,151	1,153	1,173	1,194	94	9%
Median Household Income							
Adjusted for inflation ($1999)	$63,021	$65,307	$66,096	$67,195	$68,372	$5,351	8%

*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.
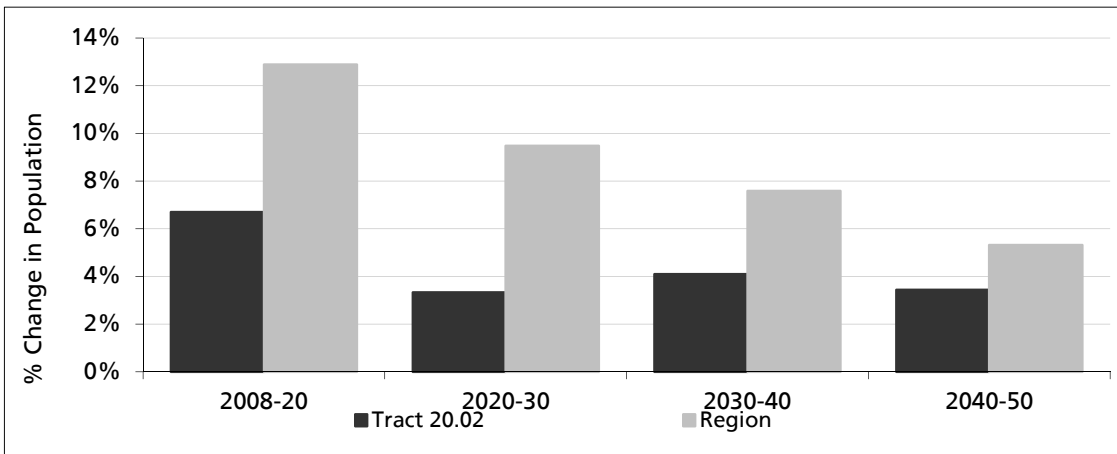
Source: Final Series 12 - 2050 Regional Growth Forecast
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www.sandag.org

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,506**	**2,674**	**2,763**	**2,876**	**2,975**	**469**	**19%**
Under 5	220	256	312	364	363	143	65%
5 to 9	232	294	366	432	446	214	92%
10 to 14	140	195	256	321	343	203	145%
15 to 17	99	118	152	170	184	85	86%
18 to 19	29	38	64	74	80	51	176%
20 to 24	72	92	165	204	209	137	190%
25 to 29	224	282	284	316	318	94	42%
30 to 34	278	308	288	351	344	66	24%
35 to 39	165	144	178	183	190	25	15%
40 to 44	192	141	130	84	111	-81	-42%
45 to 49	214	158	120	115	124	-90	-42%
50 to 54	150	111	71	50	44	-106	-71%
55 to 59	164	153	86	44	49	-115	-70%
60 to 61	54	55	39	21	24	-30	-56%
62 to 64	76	93	52	32	31	-45	-59%
65 to 69	77	118	113	97	95	18	23%
70 to 74	33	47	36	18	20	-13	-39%
75 to 79	14	15	11	0	0	-14	-100%
80 to 84	39	26	23	0	0	-39	-100%
85 and over	34	30	17	0	0	-34	-100%
Median Age	34.3	31.0	26.2	21.9	21.7	-12.6	-37%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,506**	**2,674**	**2,763**	**2,876**	**2,975**	**469**	**19%**
Hispanic	376	712	1,211	1,771	1,929	1,553	413%
Non-Hispanic	2,130	1,962	1,552	1,105	1,046	-1,084	-51%
White	1,702	1,333	663	0	0	-1,702	-100%
Black	114	155	203	233	202	88	77%
American Indian	13	16	20	21	17	4	31%
Asian	214	330	482	610	595	381	178%
Hawaiian / Pacific Islander	12	23	35	48	48	36	300%
Other	5	7	10	12	12	7	140%
Two or More Races	70	98	139	181	172	102	146%

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	**384**	**384**	**384**	**384**	**384**	**0**	**0%**
Civilian Jobs	384	384	384	384	384	0	0%
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	**320**	**320**	**320**	**320**	**320**	**0**	**0%**
Developed Acres	**320**	**320**	**320**	**320**	**320**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	162	162	162	162	161	-1	-1%
Multiple Family	8	8	8	8	9	1	14%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	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%
Roads and Freeways	74	74	74	74	74	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	76	76	76	76	76	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	-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 Density[3]	**618.8**	**618.8**	**618.8**	**618.8**	**618.8**	**0.0**	**0%**
Residential Density[4]	**7.0**	**7.1**	**7.1**	**7.2**	**7.3**	**0.2**	**3%**

GROWTH TRENDS IN JOBS
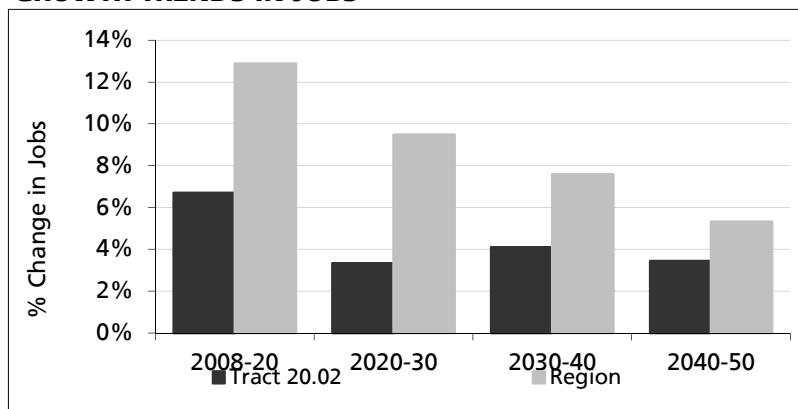
Notes:

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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