2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 83.31

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,680**	**2,689**	**2,742**	**2,793**	**3,903**	**1,223**	**46%**
Household Population	2,680	2,689	2,742	2,793	3,903	1,223	46%
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	**897**	**906**	**906**	**906**	**1,255**	**358**	**40%**
Single Family	897	897	897	897	1,228	331	37%
Multiple Family	0	9	9	9	27	27	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**872**	**866**	**872**	**872**	**1,216**	**344**	**39%**
Single Family	872	863	868	868	1,199	327	38%
Multiple Family	0	3	4	4	17	17	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.8%**	**4.4%**	**3.8%**	**3.8%**	**3.1%**	**0.3**	**11%**
Single Family	2.8%	3.8%	3.2%	3.2%	2.4%	-0.4	-14%
Multiple Family	0.0%	66.7%	55.6%	55.6%	37.0%	37.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.07**	**3.11**	**3.14**	**3.20**	**3.21**	**0.14**	**5%**

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	56	48	41	37	48	-8	-14%
$15,000-$29,999	29	27	22	21	31	2	7%
$30,000-$44,999	52	49	44	42	54	2	4%
$45,000-$59,999	82	80	73	70	86	4	5%
$60,000-$74,999	81	79	76	74	90	9	11%
$75,000-$99,999	159	139	134	132	168	9	6%
$100,000-$124,999	116	110	110	110	140	24	21%
$125,000-$149,999	97	98	98	98	130	33	34%
$150,000-$199,999	107	115	117	117	175	68	64%
$200,000 or more	93	121	157	171	294	201	216%
Total Households	872	866	872	872	1,216	344	39%
Median Household Income							
Adjusted for inflation ($1999)	$96,384	$102,500	$110,455	$113,636	$123,393	$27,009	28%

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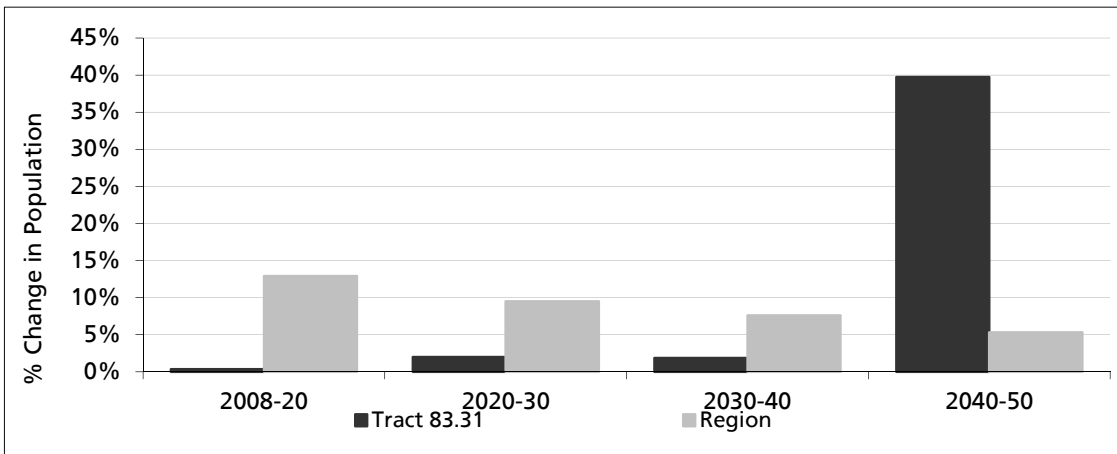
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,680**	**2,689**	**2,742**	**2,793**	**3,903**	**1,223**	**46%**
Under 5	130	122	135	132	181	51	39%
5 to 9	106	108	118	124	174	68	64%
10 to 14	266	274	272	291	404	138	52%
15 to 17	188	172	169	175	235	47	25%
18 to 19	104	86	81	80	105	1	1%
20 to 24	219	209	231	230	329	110	50%
25 to 29	92	107	108	107	152	60	65%
30 to 34	77	76	74	78	104	27	35%
35 to 39	104	88	100	100	139	35	34%
40 to 44	161	118	132	132	190	29	18%
45 to 49	282	208	181	219	309	27	10%
50 to 54	295	249	227	261	347	52	18%
55 to 59	254	277	235	212	341	87	34%
60 to 61	89	108	95	77	127	38	43%
62 to 64	83	138	133	122	179	96	116%
65 to 69	129	226	262	227	278	149	116%
70 to 74	30	47	64	64	92	62	207%
75 to 79	24	29	51	60	80	56	233%
80 to 84	29	27	49	62	72	43	148%
85 and over	18	20	25	40	65	47	261%
Median Age	41.7	44.3	43.1	43.0	43.4	1.7	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,680**	**2,689**	**2,742**	**2,793**	**3,903**	**1,223**	**46%**
Hispanic	137	164	182	207	325	188	137%
Non-Hispanic	2,543	2,525	2,560	2,586	3,578	1,035	41%
White	1,878	1,721	1,690	1,605	2,072	194	10%
Black	33	37	39	41	57	24	73%
American Indian	11	33	47	52	76	65	591%
Asian	525	602	623	694	1,066	541	103%
Hawaiian / Pacific Islander	6	13	18	22	34	28	467%
Other	18	32	37	45	68	50	278%
Two or More Races	72	87	106	127	205	133	185%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**412**	**412**	**412**	**412**	**412**	**0**	**0%**
Civilian Jobs	412	412	412	412	412	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	**243**	**243**	**243**	**243**	**243**	**0**	**0%**
Developed Acres	**242**	**243**	**243**	**243**	**243**	**1**	**0%**
Low Density Single Family	2	2	2	2	0	-2	-100%
Single Family	109	109	109	109	109	0	0%
Multiple Family	0	1	1	1	2	2	--
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	0	0	0	0	0	0	0%
Commercial/Services	20	20	20	20	20	0	0%
Office	0	0	0	0	0	0	0%
Schools	3	3	3	3	3	0	0%
Roads and Freeways	77	77	77	77	77	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	31	31	31	31	31	0	0%
Vacant Developable Acres	**1**	**0**	**0**	**0**	**0**	**-1**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	0	0	0	0	-1	-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]	**17.7**	**17.7**	**17.7**	**17.7**	**17.7**	**0.0**	**0%**
Residential Density[4]	**8.1**	**8.1**	**8.1**	**8.1**	**11.2**	**3.2**	**39%**

GROWTH TRENDS IN JOBS
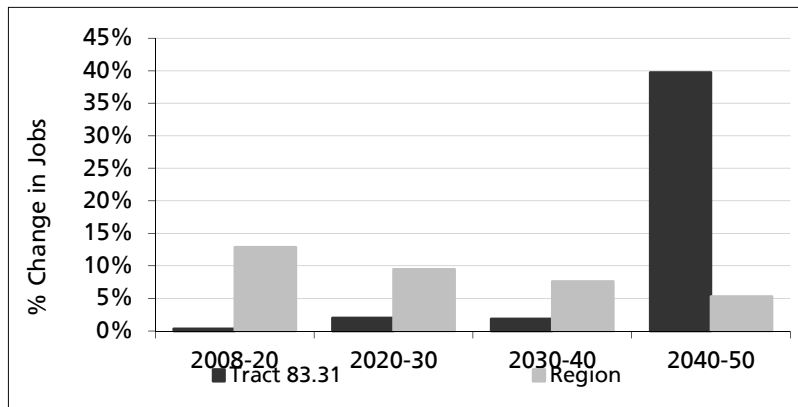
Notes:

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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