2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 195.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,788**	**5,489**	**5,703**	**5,765**	**8,943**	**3,155**	**55%**
Household Population	5,777	5,467	5,640	5,662	8,814	3,037	53%
Group Quarters Population	11	22	63	103	129	118	1073%
Civilian	11	22	63	103	129	118	1073%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,324**	**1,324**	**1,325**	**1,318**	**2,227**	**903**	**68%**
Single Family	736	736	737	735	683	-53	-7%
Multiple Family	588	588	588	583	1,544	956	163%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,245**	**1,188**	**1,213**	**1,212**	**2,088**	**843**	**68%**
Single Family	709	688	696	696	652	-57	-8%
Multiple Family	536	500	517	516	1,436	900	168%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.0%**	**10.3%**	**8.5%**	**8.0%**	**6.2%**	**0.2**	**3%**
Single Family	3.7%	6.5%	5.6%	5.3%	4.5%	0.8	22%
Multiple Family	8.8%	15.0%	12.1%	11.5%	7.0%	-1.8	-20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.64**	**4.60**	**4.65**	**4.67**	**4.22**	**-0.42**	**-9%**

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.
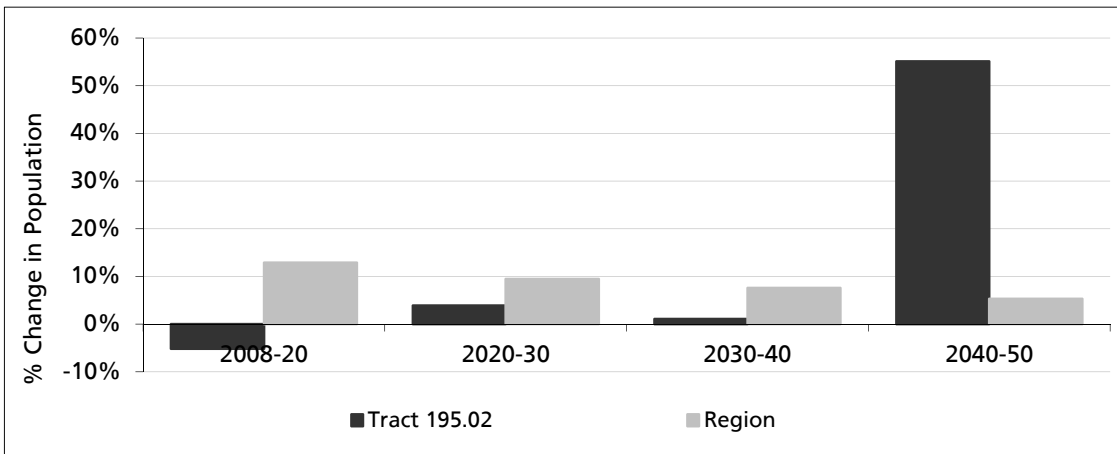
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 195.02
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,788**	**5,489**	**5,703**	**5,765**	**8,943**	**3,155**	**55%**
Under 5	592	515	519	507	723	131	22%
5 to 9	511	564	538	540	799	288	56%
10 to 14	538	574	556	537	826	288	54%
15 to 17	330	284	296	276	435	105	32%
18 to 19	233	170	200	193	300	67	29%
20 to 24	481	363	490	469	702	221	46%
25 to 29	556	511	508	547	795	239	43%
30 to 34	599	510	448	567	836	237	40%
35 to 39	498	420	470	448	747	249	50%
40 to 44	425	424	424	360	714	289	68%
45 to 49	368	376	351	387	597	229	62%
50 to 54	281	314	338	331	453	172	61%
55 to 59	156	203	236	225	395	239	153%
60 to 61	37	53	64	65	115	78	211%
62 to 64	40	60	77	88	139	99	248%
65 to 69	44	61	77	87	135	91	207%
70 to 74	20	21	25	27	43	23	115%
75 to 79	28	27	43	56	97	69	246%
80 to 84	17	13	19	21	29	12	71%
85 and over	34	26	24	34	63	29	85%
Median Age	26.9	27.7	27.5	28.3	29.3	2.4	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,788**	**5,489**	**5,703**	**5,765**	**8,943**	**3,155**	**55%**
Hispanic	4,806	4,779	5,091	5,213	8,164	3,358	70%
Non-Hispanic	982	710	612	552	779	-203	-21%
White	634	418	329	275	359	-275	-43%
Black	152	127	121	118	175	23	15%
American Indian	5	4	4	4	6	1	20%
Asian	44	40	41	43	69	25	57%
Hawaiian / Pacific Islander	52	42	37	34	49	-3	-6%
Other	16	16	16	14	20	4	25%
Two or More Races	79	63	64	64	101	22	28%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 195.02
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**537**	**537**	**537**	**703**	**1,348**	**811**	**151%**
Civilian Jobs	537	537	537	703	1,348	811	151%
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	**192**	**192**	**192**	**192**	**192**	**0**	**0%**
Developed Acres	**184**	**184**	**184**	**187**	**192**	**9**	**5%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	94	94	94	93	88	-6	-6%
Multiple Family	33	33	33	32	32	-1	-2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	5	29	29	--
Industrial	3	3	3	2	2	-1	-30%
Commercial/Services	16	16	16	15	5	-11	-70%
Office	2	2	2	2	0	-2	-100%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	36	36	36	36	36	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	-13%
Vacant Developable Acres	**9**	**9**	**8**	**5**	**0**	**-9**	**-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	7	7	7	5	0	-7	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-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 Density[3]	**26.1**	**26.1**	**26.1**	**32.3**	**63.7**	**37.6**	**144%**
Residential Density[4]	**10.5**	**10.5**	**10.5**	**10.3**	**16.6**	**6.1**	**58%**

GROWTH TRENDS IN JOBS

■ Tract 195.02   ■ Region
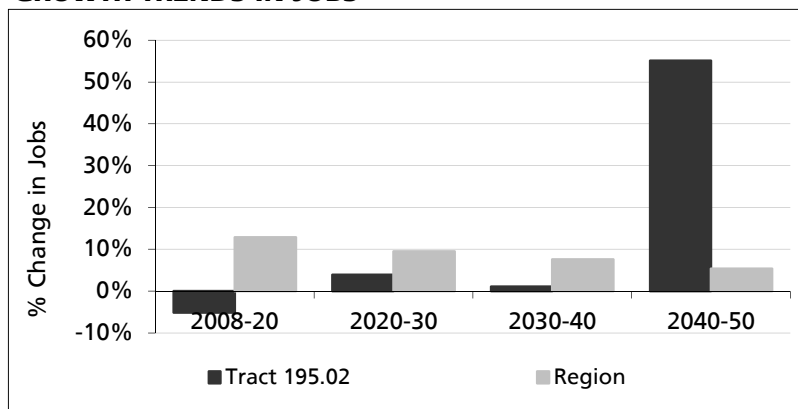
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 195.02
Page 3 of 3