2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 198.04

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,841**	**5,008**	**5,043**	**5,135**	**5,199**	**358**	**7%**
Household Population	4,841	5,008	5,043	5,135	5,199	358	7%
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	**1,718**	**1,725**	**1,725**	**1,725**	**1,725**	**7**	**0%**
Single Family	1,718	1,725	1,725	1,725	1,725	7	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,625**	**1,659**	**1,661**	**1,666**	**1,667**	**42**	**3%**
Single Family	1,625	1,659	1,661	1,666	1,667	42	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.4%**	**3.8%**	**3.7%**	**3.4%**	**3.4%**	**-2.0**	**-37%**
Single Family	5.4%	3.8%	3.7%	3.4%	3.4%	-2.0	-37%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.98**	**3.02**	**3.04**	**3.08**	**3.12**	**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	67	55	40	30	24	-43	-64%
$15,000-$29,999	201	185	158	137	115	-86	-43%
$30,000-$44,999	160	146	132	124	114	-46	-29%
$45,000-$59,999	153	150	137	122	109	-44	-29%
$60,000-$74,999	237	239	232	223	210	-27	-11%
$75,000-$99,999	394	392	392	383	370	-24	-6%
$100,000-$124,999	210	205	209	209	207	-3	-1%
$125,000-$149,999	87	98	100	105	105	18	21%
$150,000-$199,999	57	106	144	161	167	110	193%
$200,000 or more	59	83	117	172	246	187	317%
Total Households	1,625	1,659	1,661	1,666	1,667	42	3%
Median Household Income							
Adjusted for inflation ($1999)	$74,652	$78,476	$83,386	$87,859	$92,669	$18,017	24%

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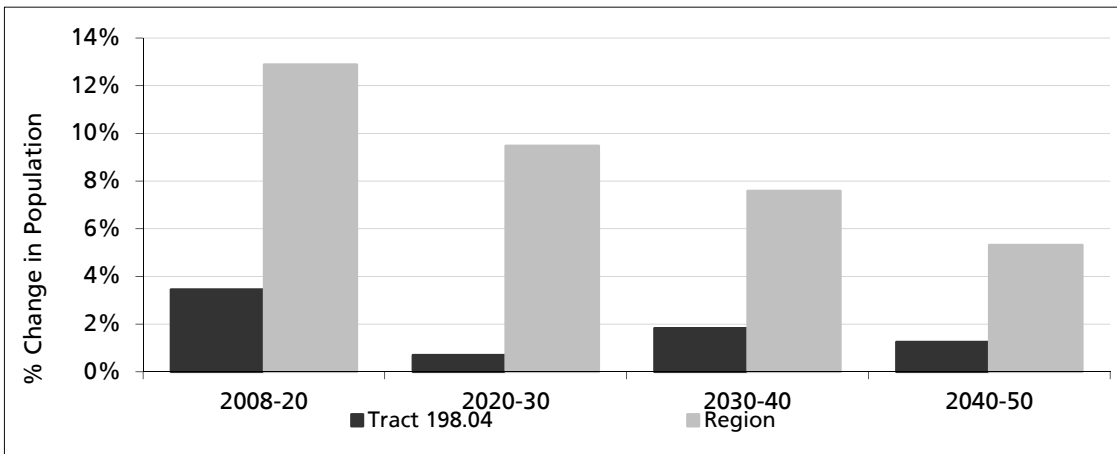
Source: Final Series 12 - 2050 Regional Growth Forecast
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www.sandag.org

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,841**	**5,008**	**5,043**	**5,135**	**5,199**	**358**	**7%**
Under 5	156	148	151	146	143	-13	-8%
5 to 9	257	236	240	241	235	-22	-9%
10 to 14	275	277	268	279	281	6	2%
15 to 17	206	195	178	191	194	-12	-6%
18 to 19	141	123	109	108	111	-30	-21%
20 to 24	405	383	387	367	380	-25	-6%
25 to 29	254	313	307	293	307	53	21%
30 to 34	160	164	152	159	158	-2	-1%
35 to 39	212	161	194	193	183	-29	-14%
40 to 44	311	247	273	270	279	-32	-10%
45 to 49	524	416	347	428	442	-82	-16%
50 to 54	496	435	371	414	407	-89	-18%
55 to 59	492	563	465	391	488	-4	-1%
60 to 61	153	191	163	134	168	15	10%
62 to 64	143	227	192	168	176	33	23%
65 to 69	197	348	381	317	271	74	38%
70 to 74	99	182	234	207	182	83	84%
75 to 79	134	168	276	313	264	130	97%
80 to 84	128	122	222	292	253	125	98%
85 and over	98	109	133	224	277	179	183%
Median Age	45.4	48.1	48.8	48.7	48.7	3.3	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,841**	**5,008**	**5,043**	**5,135**	**5,199**	**358**	**7%**
Hispanic	525	598	611	645	661	136	26%
Non-Hispanic	4,316	4,410	4,432	4,490	4,538	222	5%
White	3,898	3,967	3,982	4,029	4,073	175	4%
Black	53	53	49	43	37	-16	-30%
American Indian	11	11	9	9	9	-2	-18%
Asian	187	208	218	231	241	54	29%
Hawaiian / Pacific Islander	18	17	17	17	17	-1	-6%
Other	12	13	13	13	13	1	8%
Two or More Races	137	141	144	148	148	11	8%

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	**113**	**113**	**113**	**113**	**113**	**0**	**0%**
Civilian Jobs	113	113	113	113	113	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	**642**	**642**	**642**	**642**	**642**	**0**	**0%**
Developed Acres	**640**	**642**	**642**	**642**	**642**	**2**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	374	377	377	377	377	2	1%
Multiple Family	0	0	0	0	0	0	0%
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	9	9	9	9	9	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	133	133	133	133	133	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	124	124	124	124	124	0	0%
Vacant Developable Acres	**2**	**0**	**0**	**0**	**0**	**-2**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
Multiple Family	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	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]	**12.6**	**12.6**	**12.6**	**12.6**	**12.6**	**0.0**	**0%**
Residential Density[4]	**4.6**	**4.6**	**4.6**	**4.6**	**4.6**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
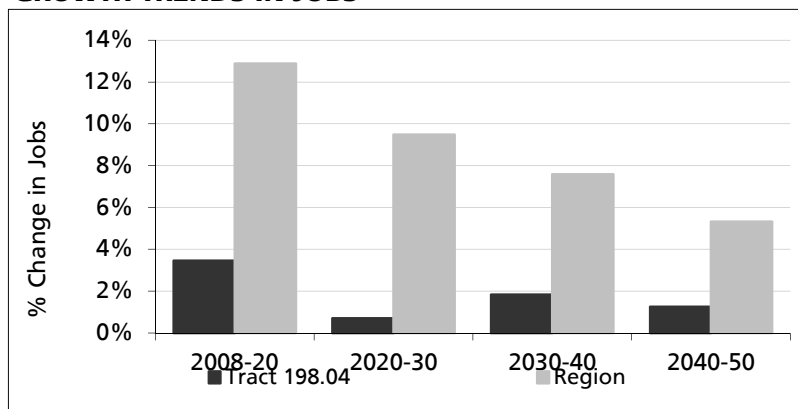
Notes:

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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