2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 35.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,807**	**4,848**	**5,440**	**5,742**	**6,475**	**1,668**	**35%**
Household Population	4,716	4,726	5,257	5,476	6,158	1,442	31%
Group Quarters Population	91	122	183	266	317	226	248%
Civilian	91	122	183	266	317	226	248%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,242**	**1,247**	**1,372**	**1,429**	**1,606**	**364**	**29%**
Single Family	987	989	919	878	1,055	68	7%
Multiple Family	255	258	453	551	551	296	116%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,177**	**1,175**	**1,297**	**1,355**	**1,531**	**354**	**30%**
Single Family	942	944	882	839	1,015	73	8%
Multiple Family	235	231	415	516	516	281	120%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.2%**	**5.8%**	**5.5%**	**5.2%**	**4.7%**	**-0.5**	**-10%**
Single Family	4.6%	4.6%	4.0%	4.4%	3.8%	-0.8	-17%
Multiple Family	7.8%	10.5%	8.4%	6.4%	6.4%	-1.4	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.01**	**4.02**	**4.05**	**4.04**	**4.02**	**0.01**	**0%**

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	311	273	251	224	203	-108	-35%
$15,000-$29,999	407	394	387	365	339	-68	-17%
$30,000-$44,999	142	142	153	156	161	19	13%
$45,000-$59,999	118	120	147	155	176	58	49%
$60,000-$74,999	75	105	138	148	185	110	147%
$75,000-$99,999	73	92	138	182	258	185	253%
$100,000-$124,999	1	8	26	50	79	78	7800%
$125,000-$149,999	46	41	44	55	76	30	65%
$150,000-$199,999	0	0	10	16	38	38	0%
$200,000 or more	4	0	3	4	16	12	300%
Total Households	1,177	1,175	1,297	1,355	1,531	354	30%
Median Household Income							
Adjusted for inflation ($1999)	$25,227	$26,973	$31,029	$38,510	$50,327	$25,100	99%

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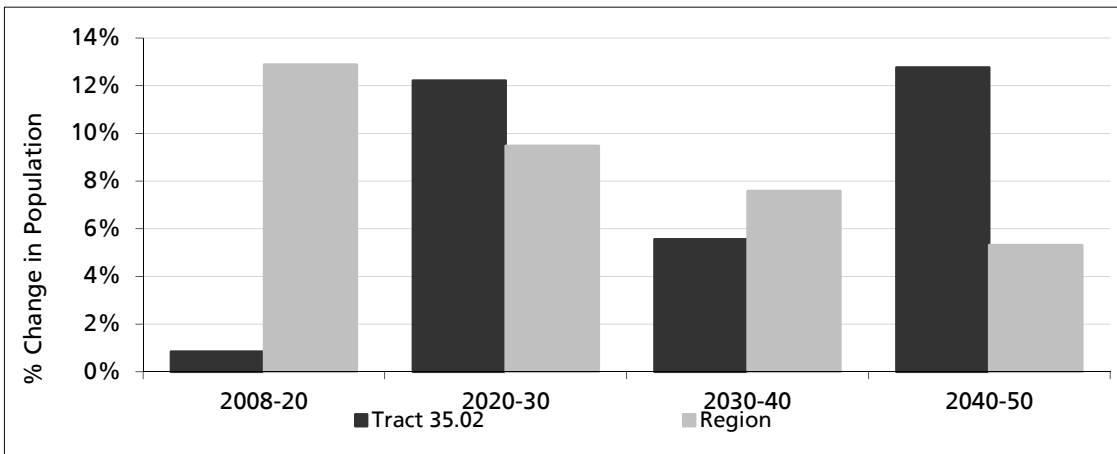
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,807**	**4,848**	**5,440**	**5,742**	**6,475**	**1,668**	**35%**
Under 5	447	396	405	406	424	-23	-5%
5 to 9	424	478	465	475	514	90	21%
10 to 14	449	468	472	465	516	67	15%
15 to 17	281	242	271	259	295	14	5%
18 to 19	161	123	155	144	164	3	2%
20 to 24	450	346	460	444	479	29	6%
25 to 29	416	392	395	433	448	32	8%
30 to 34	379	322	291	377	400	21	6%
35 to 39	361	311	357	355	429	68	19%
40 to 44	289	290	303	270	380	91	31%
45 to 49	250	282	286	317	351	101	40%
50 to 54	200	240	281	281	274	74	37%
55 to 59	141	203	242	228	280	139	99%
60 to 61	50	76	87	89	109	59	118%
62 to 64	75	128	160	179	190	115	153%
65 to 69	100	154	219	229	236	136	136%
70 to 74	102	142	231	269	316	214	210%
75 to 79	83	90	155	221	271	188	227%
80 to 84	78	82	112	167	190	112	144%
85 and over	71	83	93	134	209	138	194%
Median Age	27.3	29.7	31.7	33.2	35.0	7.7	28%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,807**	**4,848**	**5,440**	**5,742**	**6,475**	**1,668**	**35%**
Hispanic	3,861	4,032	4,647	5,039	5,816	1,955	51%
Non-Hispanic	946	816	793	703	659	-287	-30%
White	87	71	65	55	48	-39	-45%
Black	763	650	624	540	493	-270	-35%
American Indian	7	11	11	11	11	4	57%
Asian	49	46	50	51	56	7	14%
Hawaiian / Pacific Islander	8	8	8	8	7	-1	-13%
Other	1	1	1	1	1	0	0%
Two or More Races	31	29	34	37	43	12	39%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**457**	**457**	**457**	**481**	**500**	**43**	**9%**
Civilian Jobs	457	457	457	481	500	43	9%
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	**185**	**185**	**185**	**185**	**185**	**0**	**0%**
Developed Acres	**182**	**183**	**185**	**185**	**185**	**3**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	92	92	87	84	84	-9	-9%
Multiple Family	7	7	15	18	18	11	153%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	1	1	1	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	13	13	13	13	13	-1	-5%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	49	49	49	49	49	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	7	0	0%
Vacant Developable Acres	**3**	**3**	**1**	**0**	**0**	**-3**	**-84%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	0	-25%
Multiple Family	2	2	0	0	0	-2	-97%
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]	**19.2**	**19.2**	**19.3**	**20.5**	**21.3**	**2.1**	**11%**
Residential Density[4]	**12.1**	**12.1**	**13.0**	**13.5**	**15.2**	**3.1**	**26%**

GROWTH TRENDS IN JOBS
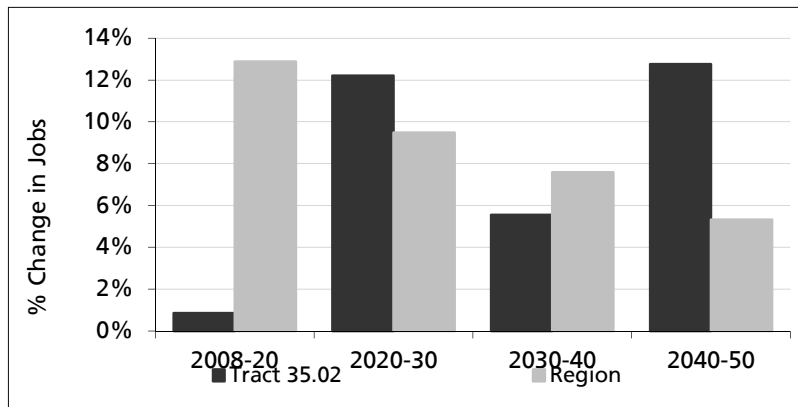
Notes:

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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