2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 77.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,839**	**4,123**	**4,194**	**4,759**	**4,798**	**959**	**25%**
Household Population	3,827	4,103	4,152	4,689	4,713	886	23%
Group Quarters Population	12	20	42	70	85	73	608%
Civilian	12	20	42	70	85	73	608%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,274**	**2,274**	**2,274**	**2,508**	**2,512**	**238**	**10%**
Single Family	503	503	503	247	247	-256	-51%
Multiple Family	1,771	1,771	1,771	2,261	2,265	494	28%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,053**	**2,178**	**2,181**	**2,413**	**2,414**	**361**	**18%**
Single Family	459	476	481	234	234	-225	-49%
Multiple Family	1,594	1,702	1,700	2,179	2,180	586	37%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**9.7%**	**4.2%**	**4.1%**	**3.8%**	**3.9%**	**-5.8**	**-60%**
Single Family	8.7%	5.4%	4.4%	5.3%	5.3%	-3.4	-39%
Multiple Family	10.0%	3.9%	4.0%	3.6%	3.8%	-6.2	-62%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.86**	**1.88**	**1.90**	**1.94**	**1.95**	**0.09**	**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	210	176	150	135	134	-76	-36%
$15,000-$29,999	299	276	247	225	224	-75	-25%
$30,000-$44,999	352	337	319	312	312	-40	-11%
$45,000-$59,999	356	342	342	349	349	-7	-2%
$60,000-$74,999	269	288	288	298	298	29	11%
$75,000-$99,999	208	333	337	378	378	170	82%
$100,000-$124,999	198	245	258	300	298	100	51%
$125,000-$149,999	28	94	117	163	164	136	486%
$150,000-$199,999	61	63	97	180	184	123	202%
$200,000 or more	72	24	26	73	73	1	1%
Total Households	2,053	2,178	2,181	2,413	2,414	361	18%
Median Household Income							
Adjusted for inflation ($1999)	$51,973	$58,158	$61,693	$69,337	$69,463	$17,490	34%

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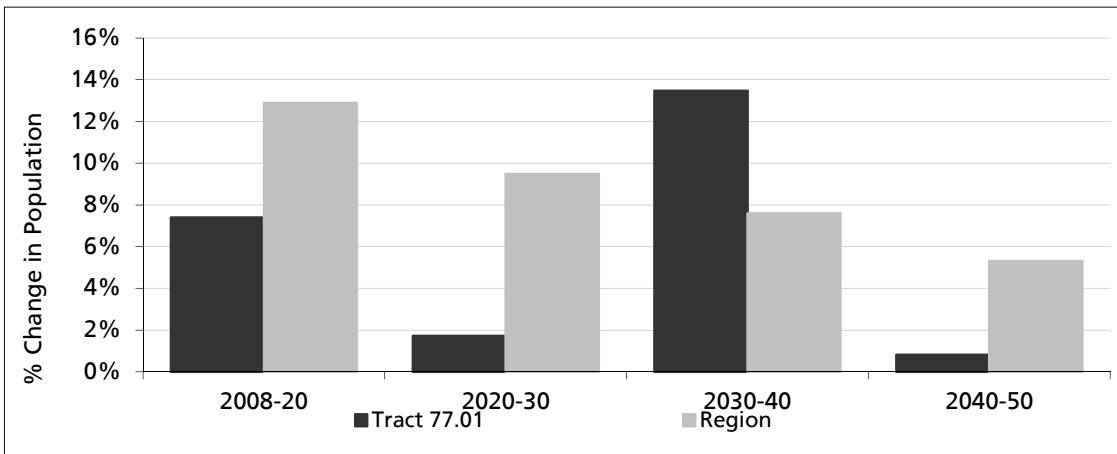
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,839**	**4,123**	**4,194**	**4,759**	**4,798**	**959**	**25%**
Under 5	190	183	199	223	200	10	5%
5 to 9	142	138	139	178	177	35	25%
10 to 14	105	122	138	161	139	34	32%
15 to 17	49	60	46	41	48	-1	-2%
18 to 19	25	24	21	16	22	-3	-12%
20 to 24	62	80	69	77	103	41	66%
25 to 29	286	355	363	380	413	127	44%
30 to 34	874	944	917	1,059	1,001	127	15%
35 to 39	734	647	758	852	812	78	11%
40 to 44	415	344	364	410	432	17	4%
45 to 49	216	181	157	208	223	7	3%
50 to 54	158	159	114	139	160	2	1%
55 to 59	135	155	120	120	160	25	19%
60 to 61	61	86	62	58	78	17	28%
62 to 64	66	110	82	80	96	30	45%
65 to 69	100	189	202	174	144	44	44%
70 to 74	76	178	194	188	181	105	138%
75 to 79	45	68	106	125	99	54	120%
80 to 84	34	40	80	129	136	102	300%
85 and over	66	60	63	141	174	108	164%
Median Age	36.3	36.2	36.4	36.4	36.8	0.5	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,839**	**4,123**	**4,194**	**4,759**	**4,798**	**959**	**25%**
Hispanic	446	546	576	673	702	256	57%
Non-Hispanic	3,393	3,577	3,618	4,086	4,096	703	21%
White	3,046	3,189	3,198	3,600	3,571	525	17%
Black	42	51	53	56	61	19	45%
American Indian	11	17	12	12	10	-1	-9%
Asian	145	168	200	244	274	129	89%
Hawaiian / Pacific Islander	3	11	13	9	10	7	233%
Other	30	19	8	13	12	-18	-60%
Two or More Races	116	122	134	152	158	42	36%

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	**230**	**230**	**230**	**230**	**230**	**0**	**0%**
Civilian Jobs	230	230	230	230	230	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	**134**	**134**	**134**	**134**	**134**	**0**	**0%**
Developed Acres	**134**	**134**	**134**	**134**	**134**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	44	44	44	26	26	-17	-40%
Multiple Family	41	41	41	59	59	17	42%
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	2	2	2	2	2	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	37	37	37	37	37	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	10	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	0%
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]	**138.2**	**138.2**	**138.2**	**138.2**	**138.2**	**0.0**	**0%**
Residential Density[4]	**26.7**	**26.7**	**26.7**	**29.4**	**29.4**	**2.8**	**10%**

GROWTH TRENDS IN JOBS
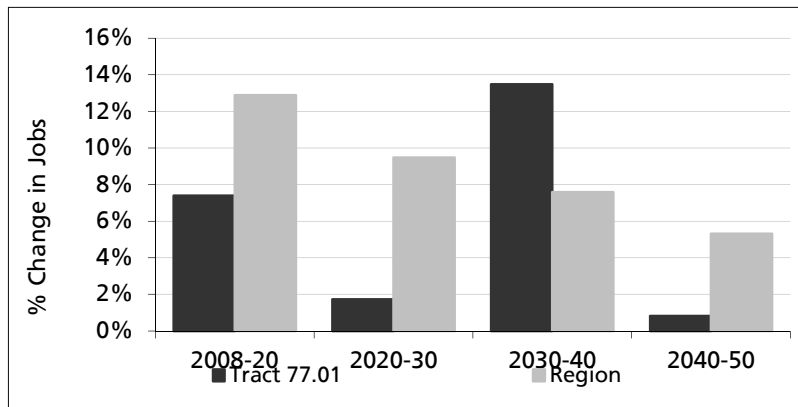
Notes:

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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