2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 104.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,575**	**2,663**	**3,150**	**3,318**	**3,331**	**756**	**29%**
Household Population	2,575	2,663	3,150	3,318	3,331	756	29%
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	**803**	**846**	**984**	**1,021**	**1,021**	**218**	**27%**
Single Family	479	522	660	684	684	205	43%
Multiple Family	324	324	324	337	337	13	4%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**778**	**799**	**940**	**975**	**976**	**198**	**25%**
Single Family	479	499	638	663	666	187	39%
Multiple Family	299	300	302	312	310	11	4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.1%**	**5.6%**	**4.5%**	**4.5%**	**4.4%**	**1.3**	**42%**
Single Family	0.0%	4.4%	3.3%	3.1%	2.6%	2.6	0%
Multiple Family	7.7%	7.4%	6.8%	7.4%	8.0%	0.3	4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.31**	**3.33**	**3.35**	**3.40**	**3.41**	**0.10**	**3%**

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	112	82	74	64	58	-54	-48%
$15,000-$29,999	227	210	195	180	174	-53	-23%
$30,000-$44,999	190	176	176	173	173	-17	-9%
$45,000-$59,999	110	107	130	132	132	22	20%
$60,000-$74,999	69	92	128	133	132	63	91%
$75,000-$99,999	46	82	127	142	142	96	209%
$100,000-$124,999	24	33	59	84	95	71	296%
$125,000-$149,999	0	9	25	35	38	38	0%
$150,000-$199,999	0	5	17	21	21	21	0%
$200,000 or more	0	3	9	11	11	11	0%
Total Households	778	799	940	975	976	198	25%
Median Household Income							
Adjusted for inflation ($1999)	$33,947	$39,162	$47,885	$53,011	$54,432	$20,485	60%

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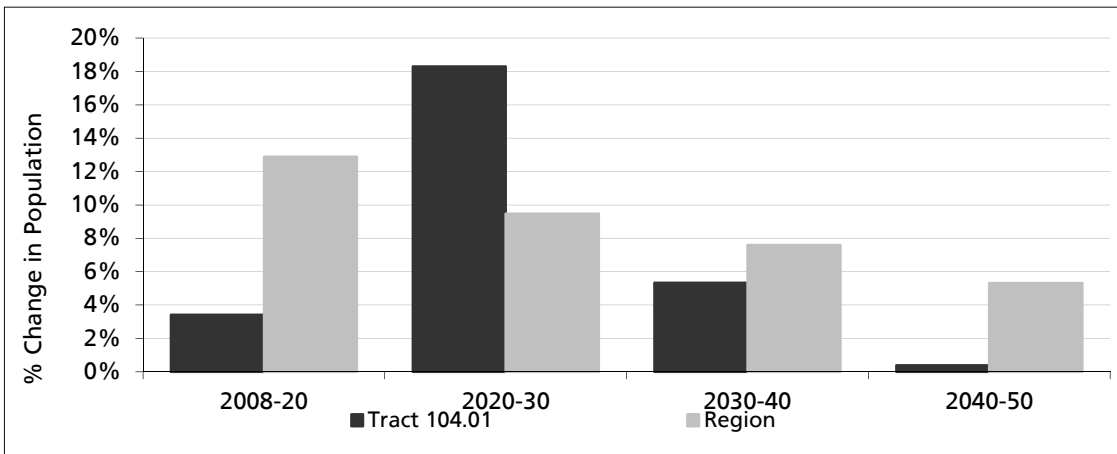
Source: Final Series 12 - 2050 Regional Growth Forecast
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www.sandag.org

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,575**	**2,663**	**3,150**	**3,318**	**3,331**	**756**	**29%**
Under 5	196	198	218	217	199	3	2%
5 to 9	214	248	264	264	245	31	14%
10 to 14	183	208	216	209	201	18	10%
15 to 17	106	109	124	119	121	15	14%
18 to 19	95	82	109	106	107	12	13%
20 to 24	198	170	233	221	213	15	8%
25 to 29	248	247	266	275	253	5	2%
30 to 34	228	200	196	230	218	-10	-4%
35 to 39	199	165	208	208	212	13	7%
40 to 44	156	138	156	140	160	4	3%
45 to 49	182	166	173	194	187	5	3%
50 to 54	153	172	207	210	180	27	18%
55 to 59	97	138	173	165	187	90	93%
60 to 61	19	30	42	48	51	32	168%
62 to 64	25	43	54	61	61	36	144%
65 to 69	47	75	104	111	109	62	132%
70 to 74	48	74	104	103	102	54	113%
75 to 79	60	64	112	153	172	112	187%
80 to 84	51	52	90	128	140	89	175%
85 and over	70	84	101	156	213	143	204%
Median Age	31.0	31.7	33.7	35.4	37.6	6.6	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,575**	**2,663**	**3,150**	**3,318**	**3,331**	**756**	**29%**
Hispanic	1,646	1,841	2,298	2,578	2,748	1,102	67%
Non-Hispanic	929	822	852	740	583	-346	-37%
White	627	510	494	380	234	-393	-63%
Black	68	73	83	79	72	4	6%
American Indian	13	7	4	2	2	-11	-85%
Asian	102	106	124	128	125	23	23%
Hawaiian / Pacific Islander	5	4	3	3	3	-2	-40%
Other	1	1	1	1	1	0	0%
Two or More Races	113	121	143	147	146	33	29%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**566**	**566**	**566**	**566**	**566**	**0**	**0%**
Civilian Jobs	566	566	566	566	566	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	**102**	**102**	**102**	**102**	**102**	**0**	**0%**
Developed Acres	**102**	**102**	**102**	**102**	**102**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	47	47	47	47	47	-1	-1%
Multiple Family	10	10	10	10	10	1	7%
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	4	4	4	4	4	0	0%
Office	0	0	0	0	0	0	0%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	35	35	35	35	35	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
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	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]	**57.8**	**57.8**	**57.8**	**57.8**	**57.8**	**0.0**	**0%**
Residential Density[4]	**14.1**	**14.8**	**17.2**	**17.9**	**17.9**	**3.8**	**27%**

GROWTH TRENDS IN JOBS
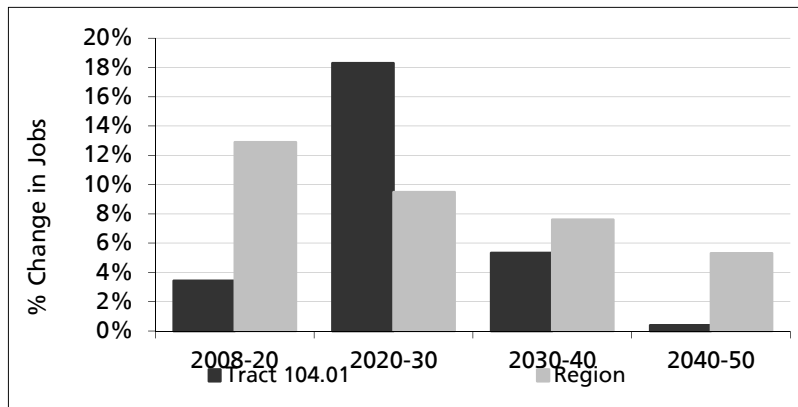
Notes:

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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