# 2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
## *Census Tract 3.00*

**SANDAG**

## POPULATION AND HOUSING

| | 2008 | 2020 | 2030 | 2040 | 2050 | 2008 to 2050 Change* Numeric | Percent |
|---|---|---|---|---|---|---|---|
| **Total Population** | **4,593** | **4,909** | **5,192** | **6,640** | **8,403** | **3,810** | **83%** |
| Household Population | 4,402 | 4,701 | 4,946 | 6,357 | 8,090 | 3,688 | 84% |
| Group Quarters Population | 191 | 208 | 246 | 283 | 313 | 122 | 64% |
| Civilian | 191 | 208 | 246 | 283 | 313 | 122 | 64% |
| Military | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| **Total Housing Units** | **3,048** | **3,071** | **3,136** | **3,887** | **4,921** | **1,873** | **61%** |
| Single Family | 633 | 632 | 574 | 473 | 334 | -299 | -47% |
| Multiple Family | 2,415 | 2,439 | 2,562 | 3,414 | 4,587 | 2,172 | 90% |
| Mobile Homes | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| **Occupied Housing Units** | **2,759** | **2,863** | **2,940** | **3,680** | **4,696** | **1,937** | **70%** |
| Single Family | 552 | 571 | 526 | 440 | 314 | -238 | -43% |
| Multiple Family | 2,207 | 2,292 | 2,414 | 3,240 | 4,382 | 2,175 | 99% |
| Mobile Homes | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| **Vacancy Rate** | **9.5%** | **6.8%** | **6.3%** | **5.3%** | **4.6%** | **-4.9** | **-52%** |
| Single Family | 12.8% | 9.7% | 8.4% | 7.0% | 6.0% | -6.8 | -53% |
| Multiple Family | 8.6% | 6.0% | 5.8% | 5.1% | 4.5% | -4.1 | -48% |
| Mobile Homes | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0 | 0% |
| **Persons per Household** | **1.60** | **1.64** | **1.68** | **1.73** | **1.72** | **0.12** | **7%** |

## 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 | 446 | 378 | 301 | 268 | 258 | -188 | -42% |
| $15,000-$29,999 | 477 | 465 | 409 | 398 | 406 | -71 | -15% |
| $30,000-$44,999 | 492 | 456 | 434 | 460 | 484 | -8 | -2% |
| $45,000-$59,999 | 355 | 387 | 379 | 404 | 448 | 93 | 26% |
| $60,000-$74,999 | 278 | 282 | 284 | 347 | 439 | 161 | 58% |
| $75,000-$99,999 | 259 | 348 | 372 | 487 | 626 | 367 | 142% |
| $100,000-$124,999 | 141 | 188 | 226 | 368 | 537 | 396 | 281% |
| $125,000-$149,999 | 66 | 125 | 170 | 256 | 380 | 314 | 476% |
| $150,000-$199,999 | 129 | 168 | 250 | 409 | 595 | 466 | 361% |
| $200,000 or more | 116 | 66 | 115 | 283 | 523 | 407 | 351% |
| Total Households | 2,759 | 2,863 | 2,940 | 3,680 | 4,696 | 1,937 | 70% |
| **Median Household Income** | | | | | | | |
| Adjusted for inflation ($1999) | $43,918 | $50,136 | $57,902 | $73,401 | $87,500 | $43,582 | 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.
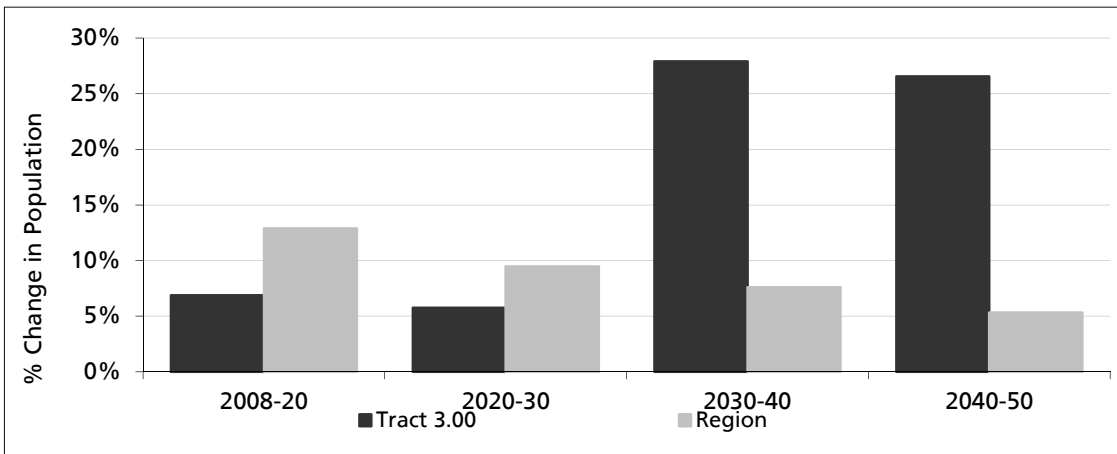
Source: Final Series 12 - 2050 Regional Growth Forecast
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## POPULATION BY AGE

| | 2008 | 2020 | 2030 | 2040 | 2050 | 2008 to 2050 Change* Numeric | Percent |
|---|---|---|---|---|---|---|---|
| **Total Population** | **4,593** | **4,909** | **5,192** | **6,640** | **8,403** | **3,810** | **83%** |
| Under 5 | 323 | 326 | 351 | 442 | 532 | 209 | 65% |
| 5 to 9 | 320 | 362 | 391 | 508 | 627 | 307 | 96% |
| 10 to 14 | 156 | 192 | 202 | 261 | 354 | 198 | 127% |
| 15 to 17 | 91 | 97 | 103 | 131 | 174 | 83 | 91% |
| 18 to 19 | 40 | 39 | 47 | 60 | 80 | 40 | 100% |
| 20 to 24 | 106 | 107 | 132 | 167 | 223 | 117 | 110% |
| 25 to 29 | 155 | 196 | 201 | 246 | 318 | 163 | 105% |
| 30 to 34 | 580 | 631 | 597 | 798 | 971 | 391 | 67% |
| 35 to 39 | 667 | 552 | 675 | 862 | 1,067 | 400 | 60% |
| 40 to 44 | 434 | 387 | 423 | 512 | 739 | 305 | 70% |
| 45 to 49 | 344 | 288 | 239 | 379 | 494 | 150 | 44% |
| 50 to 54 | 229 | 201 | 165 | 238 | 314 | 85 | 37% |
| 55 to 59 | 231 | 260 | 205 | 207 | 349 | 118 | 51% |
| 60 to 61 | 105 | 128 | 100 | 95 | 161 | 56 | 53% |
| 62 to 64 | 122 | 181 | 147 | 161 | 186 | 64 | 52% |
| 65 to 69 | 177 | 323 | 339 | 336 | 357 | 180 | 102% |
| 70 to 74 | 131 | 220 | 263 | 267 | 279 | 148 | 113% |
| 75 to 79 | 124 | 155 | 250 | 334 | 365 | 241 | 194% |
| 80 to 84 | 113 | 105 | 182 | 286 | 301 | 188 | 166% |
| 85 and over | 145 | 159 | 180 | 350 | 512 | 367 | 253% |
| Median Age | 38.9 | 39.6 | 39.2 | 39.1 | 39.3 | 0.4 | 1% |

## POPULATION BY RACE AND ETHNICITY

| | 2008 | 2020 | 2030 | 2040 | 2050 | 2008 to 2050 Change* Numeric | Percent |
|---|---|---|---|---|---|---|---|
| **Total Population** | **4,593** | **4,909** | **5,192** | **6,640** | **8,403** | **3,810** | **83%** |
| Hispanic | 702 | 951 | 1,123 | 1,648 | 2,371 | 1,669 | 238% |
| Non-Hispanic | 3,891 | 3,958 | 4,069 | 4,992 | 6,032 | 2,141 | 55% |
| White | 3,410 | 3,425 | 3,482 | 4,204 | 4,977 | 1,567 | 46% |
| Black | 100 | 106 | 107 | 126 | 152 | 52 | 52% |
| American Indian | 35 | 28 | 26 | 29 | 28 | -7 | -20% |
| Asian | 204 | 245 | 280 | 397 | 563 | 359 | 176% |
| Hawaiian / Pacific Islander | 19 | 23 | 27 | 35 | 44 | 25 | 132% |
| Other | 13 | 12 | 11 | 13 | 16 | 3 | 23% |
| Two or More Races | 110 | 119 | 136 | 188 | 252 | 142 | 129% |

## 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** | **3,314** | **3,350** | **3,826** | **3,826** | **3,826** | **512** | **15%** |
| Civilian Jobs | 3,314 | 3,350 | 3,826 | 3,826 | 3,826 | 512 | 15% |
| 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** | **219** | **219** | **219** | **219** | **219** | **0** | **0%** |
| **Developed Acres** | **214** | **215** | **219** | **219** | **219** | **5** | **2%** |
| Low Density Single Family | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Single Family | 51 | 51 | 50 | 45 | 36 | -15 | -29% |
| Multiple Family | 43 | 44 | 42 | 47 | 56 | 12 | 29% |
| Mobile Homes | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Other Residential | 1 | 1 | 1 | 1 | 0 | -1 | -100% |
| Mixed Use | 0 | 2 | 20 | 29 | 36 | 36 | -- |
| Industrial | 6 | 5 | 3 | 3 | 3 | -3 | -47% |
| Commercial/Services | 22 | 21 | 14 | 7 | 4 | -18 | -82% |
| Office | 7 | 7 | 5 | 3 | 0 | -7 | -100% |
| Schools | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Roads and Freeways | 65 | 65 | 65 | 65 | 65 | 0 | 0% |
| Agricultural and Extractive[2] | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Parks and Military Use | 19 | 19 | 19 | 19 | 19 | 0 | 0% |
| **Vacant Developable Acres** | **5** | **5** | **1** | **0** | **0** | **-5** | **-99%** |
| Low Density Single Family | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Single Family | 1 | 1 | 0 | 0 | 0 | -1 | -98% |
| Multiple Family | 2 | 2 | 1 | 0 | 0 | -2 | -100% |
| Mixed Use | 1 | 1 | 0 | 0 | 0 | -1 | -100% |
| 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]** | **93.7** | **97.2** | **119.7** | **139.2** | **151.0** | **57.3** | **61%** |
| **Residential Density[4]** | **32.1** | **31.9** | **30.5** | **36.0** | **44.7** | **12.7** | **40%** |

## GROWTH TRENDS IN JOBS
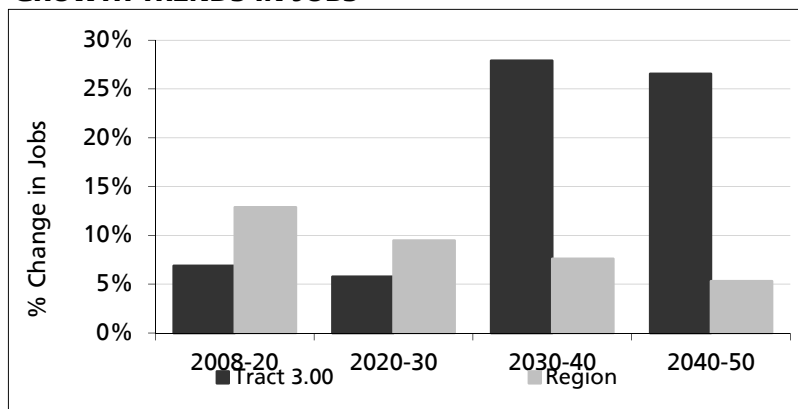


**Notes:**
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such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

Source: Final Series 12 - 2050 Regional Growth Forecast
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