2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 168.11

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,753**	**4,841**	**5,492**	**5,836**	**5,903**	**1,150**	**24%**
Household Population	4,735	4,818	5,460	5,786	5,842	1,107	23%
Group Quarters Population	18	23	32	50	61	43	239%
Civilian	18	23	32	50	61	43	239%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,718**	**1,722**	**1,928**	**1,956**	**1,962**	**244**	**14%**
Single Family	1,138	1,142	1,362	1,390	1,390	252	22%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	580	580	566	566	572	-8	-1%
Occupied Housing Units	**1,606**	**1,617**	**1,825**	**1,901**	**1,909**	**303**	**19%**
Single Family	1,101	1,099	1,306	1,380	1,380	279	25%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	505	518	519	521	529	24	5%
Vacancy Rate	**6.5%**	**6.1%**	**5.3%**	**2.8%**	**2.7%**	**-3.8**	**-58%**
Single Family	3.3%	3.8%	4.1%	0.7%	0.7%	-2.6	-79%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	12.9%	10.7%	8.3%	8.0%	0.0%	-12.9	-100%
Persons per Household	**2.95**	**2.98**	**2.99**	**3.04**	**3.06**	**0.11**	**4%**

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	128	107	90	77	63	-65	-51%
$15,000-$29,999	268	208	182	160	138	-130	-49%
$30,000-$44,999	224	242	226	210	188	-36	-16%
$45,000-$59,999	245	227	229	220	205	-40	-16%
$60,000-$74,999	259	255	282	296	294	35	14%
$75,000-$99,999	219	267	345	377	381	162	74%
$100,000-$124,999	167	208	278	325	356	189	113%
$125,000-$149,999	16	46	77	92	119	103	644%
$150,000-$199,999	22	25	57	62	65	43	195%
$200,000 or more	58	32	59	82	100	42	72%
Total Households	1,606	1,617	1,825	1,901	1,909	303	19%
Median Household Income							
Adjusted for inflation ($1999)	$56,204	$61,441	$69,867	$74,367	$79,364	$23,160	41%

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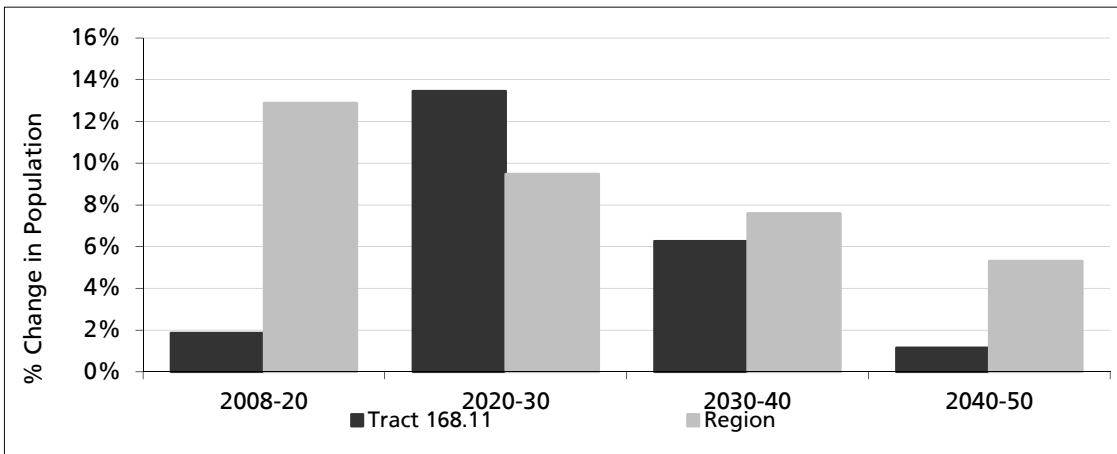
Source: Final Series 12 - 2050 Regional Growth Forecast
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www.sandag.org

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,753**	**4,841**	**5,492**	**5,836**	**5,903**	**1,150**	**24%**
Under 5	292	262	306	314	308	16	5%
5 to 9	231	217	250	264	259	28	12%
10 to 14	285	269	286	311	303	18	6%
15 to 17	188	177	185	206	205	17	9%
18 to 19	141	116	115	118	119	-22	-16%
20 to 24	334	308	353	352	363	29	9%
25 to 29	302	357	400	396	414	112	37%
30 to 34	144	146	163	177	172	28	19%
35 to 39	211	157	214	226	202	-9	-4%
40 to 44	343	270	336	342	359	16	5%
45 to 49	430	332	311	404	417	-13	-3%
50 to 54	435	366	348	412	406	-29	-7%
55 to 59	398	452	424	385	479	81	20%
60 to 61	168	198	181	149	190	22	13%
62 to 64	147	222	212	203	211	64	44%
65 to 69	186	322	387	345	304	118	63%
70 to 74	173	299	418	394	350	177	102%
75 to 79	117	142	250	303	270	153	131%
80 to 84	120	109	205	280	249	129	108%
85 and over	108	120	148	255	323	215	199%
Median Age	43.6	47.1	47.2	47.6	48.0	4.4	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,753**	**4,841**	**5,492**	**5,836**	**5,903**	**1,150**	**24%**
Hispanic	520	641	813	952	1,040	520	100%
Non-Hispanic	4,233	4,200	4,679	4,884	4,863	630	15%
White	3,956	3,894	4,309	4,462	4,413	457	12%
Black	11	15	20	24	26	15	136%
American Indian	42	31	19	15	11	-31	-74%
Asian	46	68	102	130	151	105	228%
Hawaiian / Pacific Islander	10	13	17	20	20	10	100%
Other	12	17	21	23	24	12	100%
Two or More Races	156	162	191	210	218	62	40%

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	**284**	**284**	**285**	**387**	**387**	**103**	**36%**
Civilian Jobs	284	284	285	387	387	103	36%
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	**812**	**812**	**812**	**812**	**812**	**0**	**0%**
Developed Acres	**722**	**745**	**797**	**802**	**802**	**80**	**11%**
Low Density Single Family	41	48	48	48	48	7	17%
Single Family	374	391	442	451	451	76	20%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	83	83	82	82	82	-1	-2%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	41	41	41	41	41	0	0%
Commercial/Services	10	10	11	16	16	6	63%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	91	91	91	91	91	0	0%
Agricultural and Extractive[2]	8	8	8	0	0	-8	-100%
Parks and Military Use	63	63	63	63	63	0	0%
Vacant Developable Acres	**81**	**58**	**7**	**1**	**1**	**-80**	**-98%**
Low Density Single Family	24	0	0	0	0	-23	-98%
Single Family	52	52	1	0	0	-52	-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	5	5	5	0	0	-5	-100%
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	1	1	1	1	1	0	0%
Constrained Acres	**9**	**9**	**9**	**9**	**9**	**0**	**0%**
Employment Density[3]	**4.7**	**4.7**	**4.6**	**5.8**	**5.8**	**1.1**	**23%**
Residential Density[4]	**3.4**	**3.3**	**3.4**	**3.4**	**3.4**	**-0.1**	**-2%**

GROWTH TRENDS IN JOBS
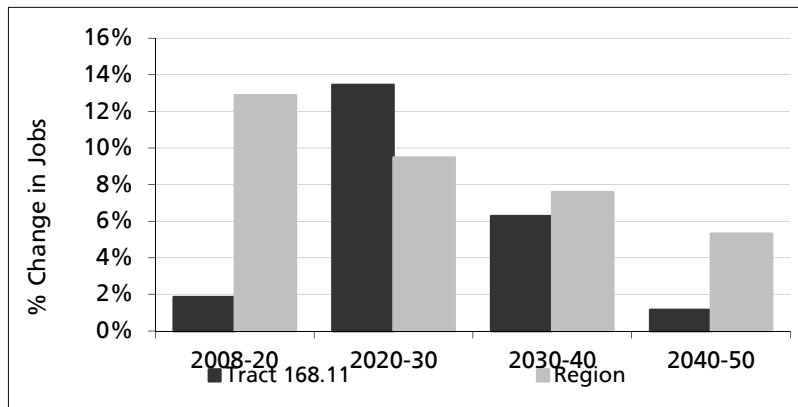
Notes:

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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