2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 69.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,067**	**5,688**	**5,880**	**6,263**	**6,733**	**1,666**	**33%**
Household Population	5,058	5,673	5,853	6,224	6,687	1,629	32%
Group Quarters Population	9	15	27	39	46	37	411%
Civilian	9	15	27	39	46	37	411%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,205**	**2,442**	**2,499**	**2,606**	**2,774**	**569**	**26%**
Single Family	1,584	1,594	1,573	1,575	1,600	16	1%
Multiple Family	621	848	926	1,031	1,174	553	89%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,127**	**2,348**	**2,416**	**2,520**	**2,684**	**557**	**26%**
Single Family	1,530	1,542	1,527	1,532	1,558	28	2%
Multiple Family	597	806	889	988	1,126	529	89%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.5%**	**3.8%**	**3.3%**	**3.3%**	**3.2%**	**-0.3**	**-9%**
Single Family	3.4%	3.3%	2.9%	2.7%	2.6%	-0.8	-24%
Multiple Family	3.9%	5.0%	4.0%	4.2%	4.1%	0.2	5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.38**	**2.42**	**2.42**	**2.47**	**2.49**	**0.11**	**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	108	92	82	76	77	-31	-29%
$15,000-$29,999	200	181	166	155	155	-45	-23%
$30,000-$44,999	315	263	246	239	247	-68	-22%
$45,000-$59,999	215	216	209	208	218	3	1%
$60,000-$74,999	243	241	241	246	259	16	7%
$75,000-$99,999	333	292	296	306	324	-9	-3%
$100,000-$124,999	249	276	284	298	319	70	28%
$125,000-$149,999	118	210	217	234	253	135	114%
$150,000-$199,999	202	338	354	387	419	217	107%
$200,000 or more	144	239	321	371	413	269	187%
Total Households	2,127	2,348	2,416	2,520	2,684	557	26%
Median Household Income							
Adjusted for inflation ($1999)	$73,920	$90,497	$97,297	$102,517	$104,859	$30,939	42%

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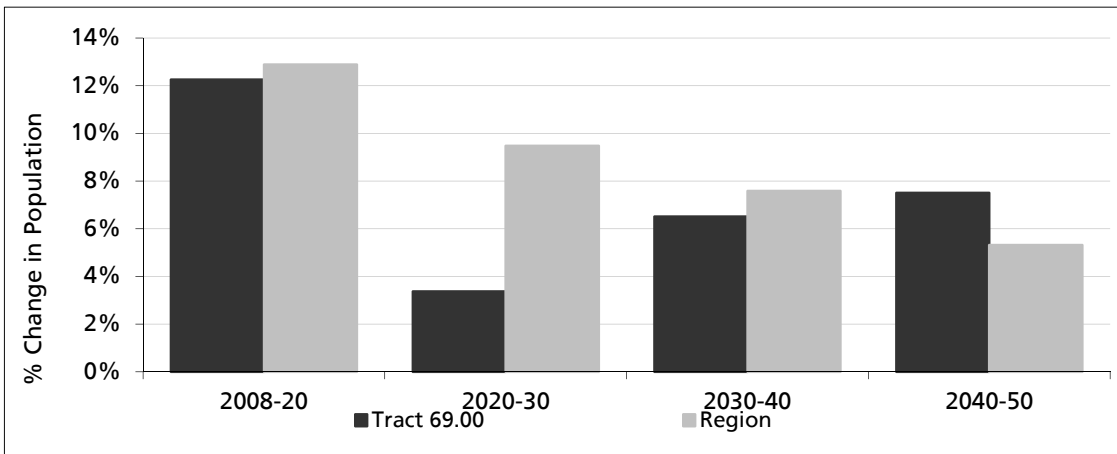
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 69.00
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,067**	**5,688**	**5,880**	**6,263**	**6,733**	**1,666**	**33%**
Under 5	268	287	295	307	327	59	22%
5 to 9	263	271	276	295	311	48	18%
10 to 14	256	287	280	308	325	69	27%
15 to 17	195	201	187	210	224	29	15%
18 to 19	121	118	103	111	116	-5	-4%
20 to 24	282	298	323	329	380	98	35%
25 to 29	307	420	434	437	496	189	62%
30 to 34	461	529	523	570	594	133	29%
35 to 39	467	388	484	529	525	58	12%
40 to 44	374	332	370	379	435	61	16%
45 to 49	376	315	263	349	379	3	1%
50 to 54	378	354	304	361	378	0	0%
55 to 59	341	401	315	270	379	38	11%
60 to 61	155	201	169	138	196	41	26%
62 to 64	152	247	205	184	203	51	34%
65 to 69	193	367	403	340	301	108	56%
70 to 74	131	252	325	309	305	174	133%
75 to 79	149	199	310	354	305	156	105%
80 to 84	91	91	158	213	194	103	113%
85 and over	107	130	153	270	360	253	236%
Median Age	39.1	40.7	40.5	40.5	40.8	1.7	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,067**	**5,688**	**5,880**	**6,263**	**6,733**	**1,666**	**33%**
Hispanic	552	708	746	821	916	364	66%
Non-Hispanic	4,515	4,980	5,134	5,442	5,817	1,302	29%
White	4,122	4,496	4,605	4,853	5,153	1,031	25%
Black	59	65	60	55	53	-6	-10%
American Indian	26	25	20	19	19	-7	-27%
Asian	156	220	259	306	363	207	133%
Hawaiian / Pacific Islander	14	19	22	26	30	16	114%
Other	5	5	5	5	5	0	0%
Two or More Races	133	150	163	178	194	61	46%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
Tract 69.00
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**836**	**852**	**952**	**959**	**965**	**129**	**15%**
Civilian Jobs	836	852	952	959	965	129	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	**446**	**446**	**446**	**446**	**446**	**0**	**0%**
Developed Acres	**441**	**445**	**445**	**445**	**446**	**4**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	258	261	260	260	260	1	1%
Multiple Family	22	23	25	25	25	3	13%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	-100%
Mixed Use	0	5	6	6	6	6	--
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	7	4	3	3	3	-4	-56%
Office	0	0	0	0	0	0	-100%
Schools	23	23	23	23	23	0	0%
Roads and Freeways	123	123	123	123	123	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	0	0%
Vacant Developable Acres	**5**	**1**	**1**	**1**	**1**	**-4**	**-89%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-95%
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	-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	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**26.4**	**28.9**	**33.0**	**33.3**	**33.2**	**6.8**	**26%**
Residential Density[4]	**7.9**	**8.5**	**8.7**	**9.1**	**9.6**	**1.8**	**23%**

GROWTH TRENDS IN JOBS
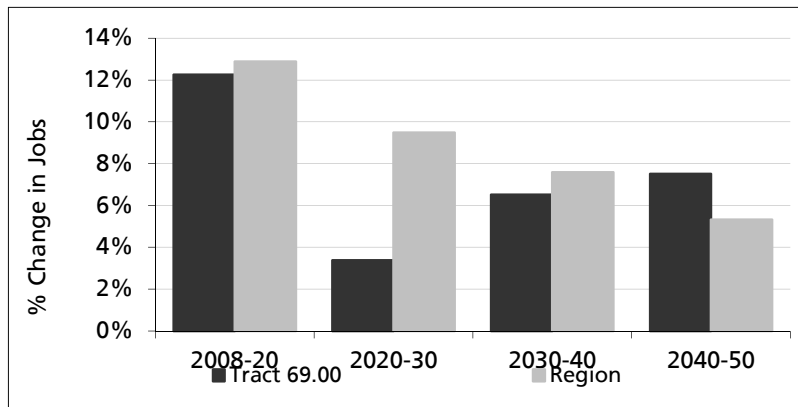
Notes:

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
SANDAG
www.sandag.org

Adopted October 2011
Tract 69.00
Page 3 of 3