2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 45.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,620**	**3,899**	**4,263**	*4,834*	*5,033*	**1,413**	**39%**
Household Population	3,560	3,826	4,168	*4,714*	*4,902*	1,342	38%
Group Quarters Population	60	73	95	*120*	*131*	71	118%
Civilian	60	73	95	*120*	*131*	71	118%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,423**	**1,423**	**1,539**	*1,728*	*1,805*	**382**	**27%**
Single Family	414	414	377	*281*	*358*	-56	-14%
Multiple Family	1,009	1,009	1,162	*1,447*	*1,447*	438	43%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**1,283**	**1,365**	**1,483**	*1,663*	*1,739*	**456**	**36%**
Single Family	377	393	359	*266*	*342*	-35	-9%
Multiple Family	906	972	1,124	*1,397*	*1,397*	491	54%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**9.8%**	**4.1%**	**3.6%**	*3.8%*	*3.7%*	**-6.1**	**-62%**
Single Family	8.9%	5.1%	4.8%	*5.3%*	*4.5%*	-4.4	-49%
Multiple Family	10.2%	3.7%	3.3%	*3.5%*	*3.5%*	-6.7	-66%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.77**	**2.80**	**2.81**	*2.83*	*2.82*	**0.05**	**2%**

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	309	257	235	*222*	*207*	-102	-33%
$15,000-$29,999	349	340	338	*345*	*335*	-14	-4%
$30,000-$44,999	289	284	297	*318*	*317*	28	10%
$45,000-$59,999	165	213	241	*273*	*280*	115	70%
$60,000-$74,999	91	124	156	*192*	*202*	111	122%
$75,000-$99,999	35	75	103	*142*	*173*	138	394%
$100,000-$124,999	30	52	65	*77*	*98*	68	227%
$125,000-$149,999	6	11	20	*32*	*39*	33	550%
$150,000-$199,999	0	4	21	*44*	*54*	54	0%
$200,000 or more	9	5	7	*18*	*34*	25	278%
Total Households	1,283	1,365	1,483	*1,663*	*1,739*	456	36%
Median Household Income							
Adjusted for inflation ($1999)	$29,291	$34,516	$38,510	*$42,476*	*$45,563*	$16,272	56%

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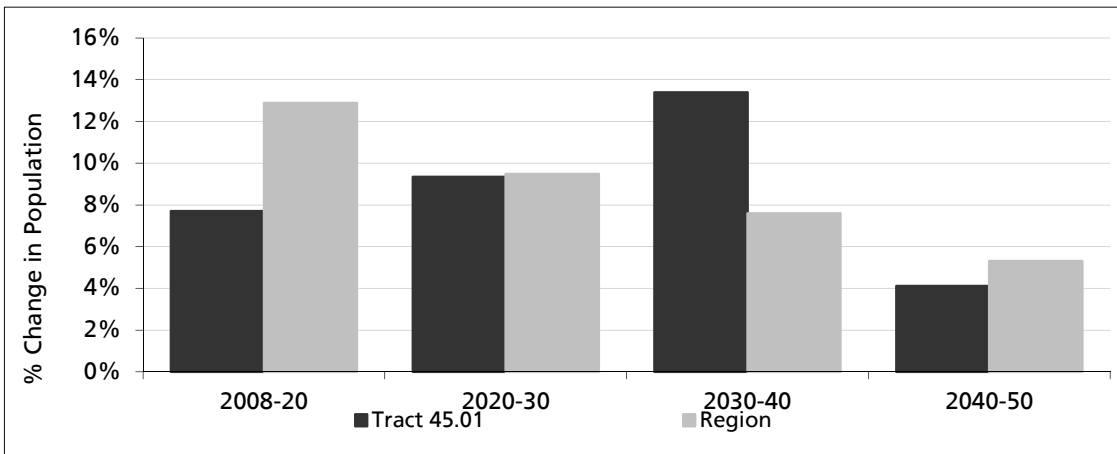
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,620**	**3,899**	**4,263**	**4,834**	**5,033**	**1,413**	**39%**
Under 5	483	473	509	550	529	46	10%
5 to 9	333	421	433	487	495	162	49%
10 to 14	296	377	396	439	467	171	58%
15 to 17	161	170	196	208	225	64	40%
18 to 19	80	71	95	100	108	28	35%
20 to 24	167	148	216	232	239	72	43%
25 to 29	257	274	296	361	357	100	39%
30 to 34	465	458	414	547	539	74	16%
35 to 39	460	416	488	529	554	94	20%
40 to 44	321	340	361	348	441	120	37%
45 to 49	210	238	239	295	309	99	47%
50 to 54	137	150	157	179	165	28	20%
55 to 59	85	114	121	118	137	52	61%
60 to 61	25	42	56	65	73	48	192%
62 to 64	31	56	68	81	83	52	168%
65 to 69	21	39	52	64	63	42	200%
70 to 74	31	47	71	85	90	59	190%
75 to 79	20	25	45	62	62	42	210%
80 to 84	14	16	23	37	43	29	207%
85 and over	23	24	27	47	54	31	135%
Median Age	30.4	30.2	29.8	30.4	30.9	0.5	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,620**	**3,899**	**4,263**	**4,834**	**5,033**	**1,413**	**39%**
Hispanic	2,623	3,018	3,388	3,967	4,238	1,615	62%
Non-Hispanic	997	881	875	867	795	-202	-20%
White	728	622	603	579	508	-220	-30%
Black	135	125	124	120	112	-23	-17%
American Indian	10	8	8	8	8	-2	-20%
Asian	45	49	54	63	70	25	56%
Hawaiian / Pacific Islander	1	1	1	1	1	0	0%
Other	1	1	1	1	1	0	0%
Two or More Races	77	75	84	95	95	18	23%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**433**	**433**	**441**	**470**	**475**	**42**	**10%**
Civilian Jobs	433	433	441	470	475	42	10%
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	**59**	**59**	**59**	**59**	**59**	**0**	**0%**
Developed Acres	**59**	**59**	**59**	**59**	**59**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	27	27	23	18	18	-9	-33%
Multiple Family	20	20	23	29	29	9	44%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	2	2	2	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	4	3	3	3	-1	-33%
Office	1	1	1	0	0	0	-60%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	7	7	7	7	7	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**	**-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]	**93.7**	**93.7**	**98.7**	**125.6**	**126.9**	**33.2**	**35%**
Residential Density[4]	**30.3**	**30.3**	**32.6**	**36.0**	**37.7**	**7.3**	**24%**

GROWTH TRENDS IN JOBS
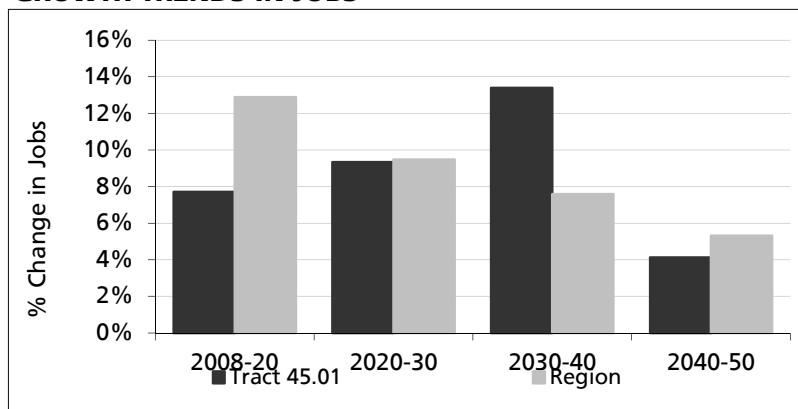
Notes:

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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