2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 141.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,844**	**4,093**	**4,152**	**4,249**	**4,291**	**447**	**12%**
Household Population	3,844	4,093	4,152	4,249	4,291	447	12%
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	**1,108**	**1,139**	**1,139**	**1,141**	**1,143**	**35**	**3%**
Single Family	1,061	1,089	1,089	1,091	1,091	30	3%
Multiple Family	47	50	50	50	52	5	11%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,041**	**1,105**	**1,110**	**1,113**	**1,115**	**74**	**7%**
Single Family	994	1,061	1,066	1,069	1,070	76	8%
Multiple Family	47	44	44	44	45	-2	-4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.0%**	**3.0%**	**2.5%**	**2.5%**	**2.4%**	**-3.6**	**-60%**
Single Family	6.3%	2.6%	2.1%	2.0%	1.9%	-4.4	-70%
Multiple Family	0.0%	12.0%	12.0%	12.0%	13.5%	13.5	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.69**	**3.70**	**3.74**	**3.82**	**3.85**	**0.16**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
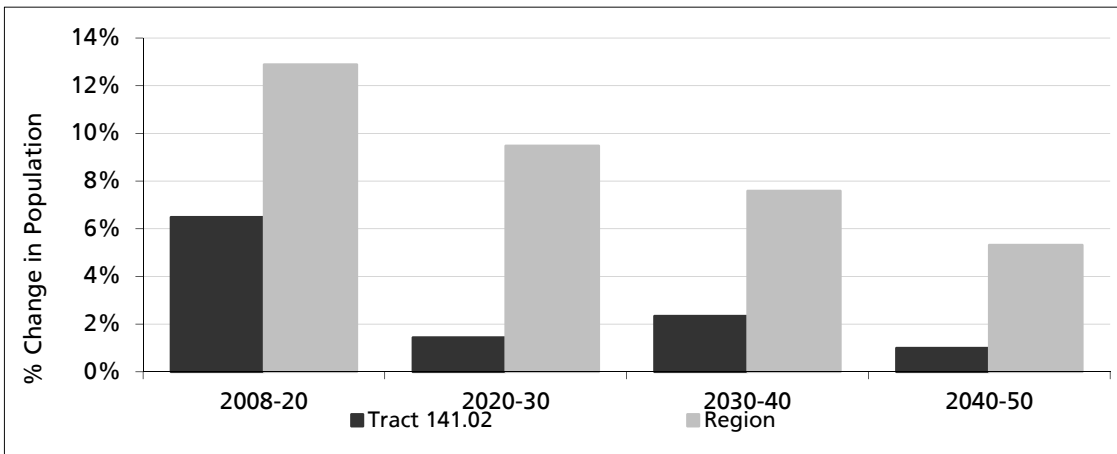
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 141.02
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,844**	**4,093**	**4,152**	**4,249**	**4,291**	**447**	**12%**
Under 5	229	200	189	178	158	-71	-31%
5 to 9	195	203	193	189	181	-14	-7%
10 to 14	311	303	292	289	291	-20	-6%
15 to 17	230	199	200	199	199	-31	-13%
18 to 19	147	134	129	130	130	-17	-12%
20 to 24	371	353	366	371	371	0	0%
25 to 29	345	393	364	378	377	32	9%
30 to 34	179	178	157	179	175	-4	-2%
35 to 39	188	159	174	164	156	-32	-17%
40 to 44	242	216	219	224	253	11	5%
45 to 49	286	261	227	284	271	-15	-5%
50 to 54	301	313	277	303	319	18	6%
55 to 59	266	354	326	301	364	98	37%
60 to 61	93	140	138	129	152	59	63%
62 to 64	84	153	162	150	163	79	94%
65 to 69	148	249	319	282	254	106	72%
70 to 74	94	146	229	258	238	144	153%
75 to 79	48	56	89	104	99	51	106%
80 to 84	52	46	62	86	87	35	67%
85 and over	35	37	40	51	53	18	51%
Median Age	32.6	37.6	40.3	41.1	42.1	9.5	29%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,844**	**4,093**	**4,152**	**4,249**	**4,291**	**447**	**12%**
Hispanic	1,283	1,431	1,477	1,553	1,591	308	24%
Non-Hispanic	2,561	2,662	2,675	2,696	2,700	139	5%
White	634	483	346	232	123	-511	-81%
Black	1,239	1,452	1,581	1,673	1,759	520	42%
American Indian	3	2	1	1	2	-1	-33%
Asian	417	463	488	532	562	145	35%
Hawaiian / Pacific Islander	50	48	44	44	43	-7	-14%
Other	1	1	1	1	1	0	0%
Two or More Races	217	213	214	213	210	-7	-3%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 141.02
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**148**	**148**	**148**	**153**	**155**	**7**	**5%**
Civilian Jobs	148	148	148	153	155	7	5%
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	**293**	**293**	**293**	**293**	**293**	**0**	**0%**
Developed Acres	**289**	**293**	**293**	**293**	**293**	**4**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	204	207	207	208	208	4	2%
Multiple Family	1	2	2	2	2	0	13%
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	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	6	6	6	6	6	0	-3%
Office	0	0	0	0	0	0	0%
Schools	8	8	8	8	8	0	0%
Roads and Freeways	64	64	64	64	64	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	**4**	**1**	**1**	**0**	**0**	**-4**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	1	1	0	0	-4	-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	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]	**10.9**	**10.9**	**10.9**	**11.3**	**11.5**	**0.6**	**6%**
Residential Density[4]	**5.4**	**5.4**	**5.4**	**5.4**	**5.5**	**0.1**	**1%**

GROWTH TRENDS IN JOBS
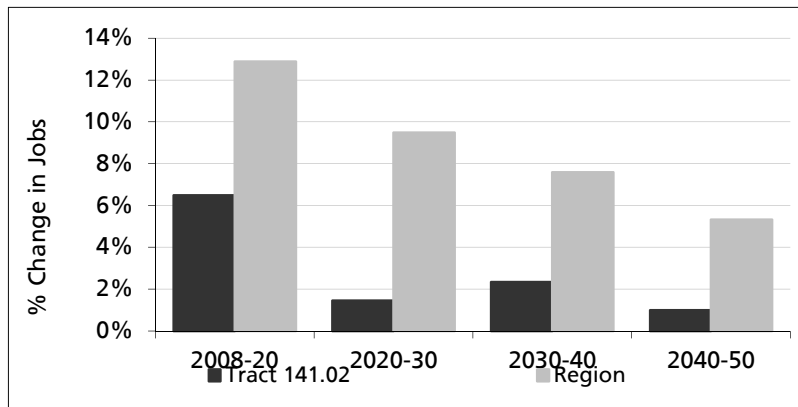
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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Adopted October 2011
Tract 141.02
Page 3 of 3