2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 178.08

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,451**	**6,772**	**6,823**	**7,321**	**7,375**	**924**	**14%**
Household Population	6,412	6,731	6,774	7,260	7,309	897	14%
Group Quarters Population	39	41	49	61	66	27	69%
Civilian	39	41	49	61	66	27	69%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,493**	**2,522**	**2,522**	**2,662**	**2,662**	**169**	**7%**
Single Family	2,460	2,489	2,489	2,629	2,629	169	7%
Multiple Family	33	33	33	33	33	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,287**	**2,382**	**2,394**	**2,538**	**2,544**	**257**	**11%**
Single Family	2,254	2,367	2,378	2,521	2,527	273	12%
Multiple Family	33	15	16	17	17	-16	-48%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**8.3%**	**5.6%**	**5.1%**	**4.7%**	**4.4%**	**-3.9**	**-47%**
Single Family	8.4%	4.9%	4.5%	4.1%	3.9%	-4.5	-54%
Multiple Family	0.0%	54.5%	51.5%	48.5%	48.5%	48.5	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.80**	**2.83**	**2.83**	**2.86**	**2.87**	**0.07**	**3%**

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	100	89	77	72	65	-35	-35%
$15,000-$29,999	100	92	78	64	55	-45	-45%
$30,000-$44,999	142	126	106	89	75	-67	-47%
$45,000-$59,999	240	237	222	206	186	-54	-23%
$60,000-$74,999	213	212	203	188	169	-44	-21%
$75,000-$99,999	305	322	322	313	295	-10	-3%
$100,000-$124,999	247	247	247	252	251	4	2%
$125,000-$149,999	297	305	306	319	319	22	7%
$150,000-$199,999	206	282	288	324	328	122	59%
$200,000 or more	437	470	545	711	801	364	83%
Total Households	2,287	2,382	2,394	2,538	2,544	257	11%
Median Household Income							
Adjusted for inflation ($1999)	$104,403	$111,437	$119,130	$131,661	$138,793	$34,390	33%

*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

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,451**	**6,772**	**6,823**	**7,321**	**7,375**	**924**	**14%**
Under 5	235	228	237	253	251	16	7%
5 to 9	477	438	468	499	493	16	3%
10 to 14	510	517	498	555	558	48	9%
15 to 17	297	303	273	313	308	11	4%
18 to 19	180	157	130	142	146	-34	-19%
20 to 24	391	382	382	391	405	14	4%
25 to 29	217	255	254	273	287	70	32%
30 to 34	213	215	201	237	231	18	8%
35 to 39	286	226	262	287	286	0	0%
40 to 44	384	301	332	342	376	-8	-2%
45 to 49	604	456	370	495	521	-83	-14%
50 to 54	634	533	435	527	525	-109	-17%
55 to 59	514	572	451	394	511	-3	-1%
60 to 61	223	268	220	183	249	26	12%
62 to 64	243	369	299	270	289	46	19%
65 to 69	299	520	552	454	378	79	26%
70 to 74	276	512	641	577	480	204	74%
75 to 79	185	231	372	441	367	182	98%
80 to 84	160	151	280	387	331	171	107%
85 and over	123	138	166	301	383	260	211%
Median Age	45.3	49.0	50.1	48.7	48.3	3.0	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,451**	**6,772**	**6,823**	**7,321**	**7,375**	**924**	**14%**
Hispanic	387	446	457	506	516	129	33%
Non-Hispanic	6,064	6,326	6,366	6,815	6,859	795	13%
White	5,476	5,677	5,692	6,072	6,100	624	11%
Black	35	37	35	35	30	-5	-14%
American Indian	6	6	6	6	6	0	0%
Asian	408	462	487	545	565	157	38%
Hawaiian / Pacific Islander	12	12	12	12	12	0	0%
Other	6	6	4	4	4	-2	-33%
Two or More Races	121	126	130	141	142	21	17%

GROWTH TRENDS IN TOTAL POPULATION
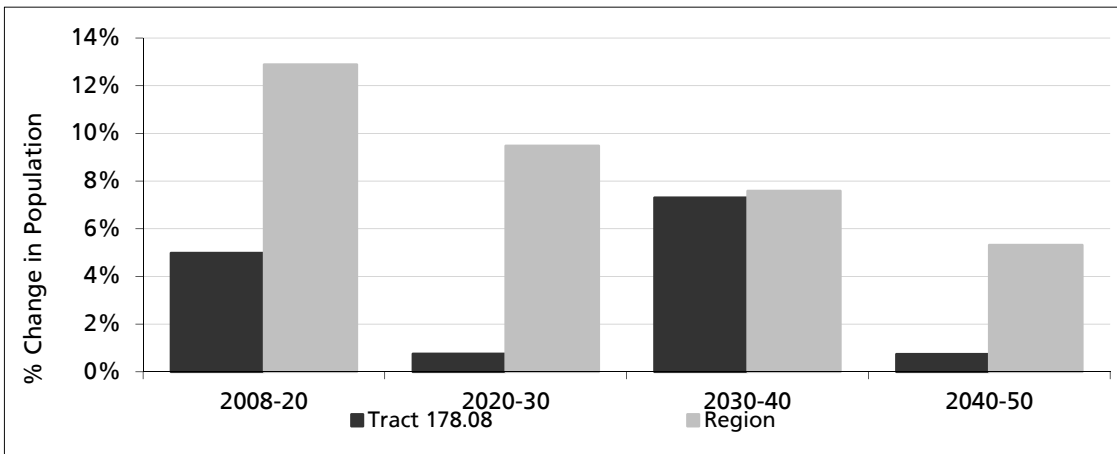
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,218**	**1,218**	**1,218**	**1,218**	**1,218**	**0**	**0%**
Civilian Jobs	1,218	1,218	1,218	1,218	1,218	0	0%
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	**1,417**	**1,417**	**1,417**	**1,417**	**1,417**	**0**	**0%**
Developed Acres	**1,408**	**1,413**	**1,413**	**1,417**	**1,417**	**9**	**1%**
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	465	470	470	503	503	38	8%
Multiple Family	3	3	3	3	3	0	0%
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	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	240	240	240	240	240	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	210	210	210	210	210	0	0%
Agricultural and Extractive[2]	28	28	28	0	0	-28	-100%
Parks and Military Use	461	461	461	461	461	0	0%
Vacant Developable Acres	**9**	**4**	**4**	**0**	**0**	**-9**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	9	4	4	0	0	-9	-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]	**5.1**	**5.1**	**5.1**	**5.1**	**5.1**	**0.0**	**0%**
Residential Density[4]	**5.3**	**5.3**	**5.3**	**5.3**	**5.3**	**-0.1**	**-1%**

GROWTH TRENDS IN JOBS
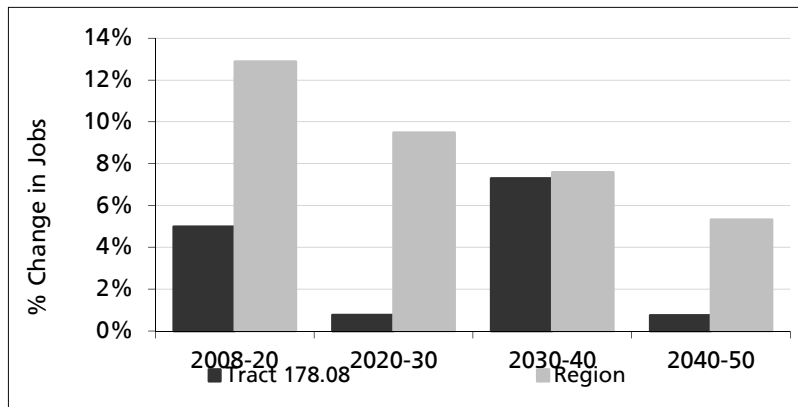
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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