2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 40.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,881**	**5,585**	**6,360**	**6,548**	**6,558**	**1,677**	**34%**
Household Population	4,784	5,466	6,196	6,333	6,306	1,522	32%
Group Quarters Population	97	119	164	215	252	155	160%
Civilian	97	119	164	215	252	155	160%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,189**	**1,357**	**1,515**	**1,543**	**1,543**	**354**	**30%**
Single Family	953	877	753	754	754	-199	-21%
Multiple Family	236	480	762	789	789	553	234%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,095**	**1,254**	**1,417**	**1,448**	**1,448**	**353**	**32%**
Single Family	872	821	701	704	704	-168	-19%
Multiple Family	223	433	716	744	744	521	234%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**7.9%**	**7.6%**	**6.5%**	**6.2%**	**6.2%**	**-1.7**	**-22%**
Single Family	8.5%	6.4%	6.9%	6.6%	6.6%	-1.9	-22%
Multiple Family	5.5%	9.8%	6.0%	5.7%	5.7%	0.2	4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.37**	**4.36**	**4.37**	**4.37**	**4.35**	**-0.02**	**0%**

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	272	228	192	154	122	-150	-55%
$15,000-$29,999	318	314	310	295	273	-45	-14%
$30,000-$44,999	298	332	363	364	364	66	22%
$45,000-$59,999	86	185	263	273	275	189	220%
$60,000-$74,999	59	73	99	147	180	121	205%
$75,000-$99,999	54	79	94	104	112	58	107%
$100,000-$124,999	5	20	41	46	47	42	840%
$125,000-$149,999	0	13	30	32	36	36	0%
$150,000-$199,999	0	6	18	26	32	32	0%
$200,000 or more	3	4	7	7	7	4	133%
Total Households	1,095	1,254	1,417	1,448	1,448	353	32%
Median Household Income							
Adjusted for inflation ($1999)	$27,995	$33,840	$38,533	$41,332	$43,558	$15,563	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.
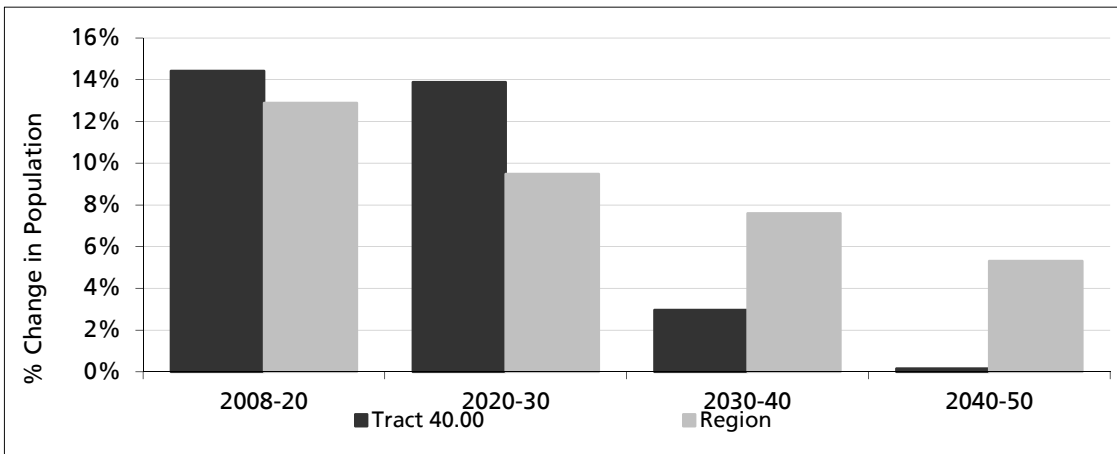
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 40.00
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,881**	**5,585**	**6,360**	**6,548**	**6,558**	**1,677**	**34%**
Under 5	475	509	559	577	537	62	13%
5 to 9	413	555	571	597	568	155	38%
10 to 14	496	637	676	674	672	176	35%
15 to 17	364	384	446	424	433	69	19%
18 to 19	237	223	295	278	280	43	18%
20 to 24	451	422	615	600	589	138	31%
25 to 29	417	453	481	537	505	88	21%
30 to 34	416	406	376	473	451	35	8%
35 to 39	415	410	476	463	492	77	19%
40 to 44	370	430	455	402	504	134	36%
45 to 49	291	339	339	380	365	74	25%
50 to 54	192	258	299	300	265	73	38%
55 to 59	148	237	282	266	298	150	101%
60 to 61	48	84	105	107	115	67	140%
62 to 64	47	92	128	142	141	94	200%
65 to 69	32	60	100	111	103	71	222%
70 to 74	29	42	76	89	88	59	203%
75 to 79	26	30	59	90	100	74	285%
80 to 84	10	12	20	34	43	33	330%
85 and over	4	2	2	4	9	5	125%
Median Age	25.1	25.7	25.2	26.2	27.0	1.9	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,881**	**5,585**	**6,360**	**6,548**	**6,558**	**1,677**	**34%**
Hispanic	4,227	4,969	5,738	6,003	6,077	1,850	44%
Non-Hispanic	654	616	622	545	481	-173	-26%
White	12	9	8	6	6	-6	-50%
Black	566	529	528	451	387	-179	-32%
American Indian	0	0	0	0	0	0	0%
Asian	29	33	39	40	40	11	38%
Hawaiian / Pacific Islander	2	2	2	2	2	0	0%
Other	17	14	14	14	14	-3	-18%
Two or More Races	28	29	31	32	32	4	14%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
Tract 40.00
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**639**	**639**	**958**	**1,176**	**1,287**	**648**	**101%**
Civilian Jobs	639	639	958	1,176	1,287	648	101%
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	**218**	**218**	**218**	**218**	**218**	**0**	**0%**
Developed Acres	**208**	**210**	**217**	**218**	**218**	**10**	**5%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	79	72	62	62	62	-17	-21%
Multiple Family	8	17	20	20	20	12	147%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	1	15	17	17	17	--
Industrial	8	7	9	10	10	2	22%
Commercial/Services	11	10	10	8	8	-2	-23%
Office	1	1	0	0	0	-1	-100%
Schools	15	15	15	15	15	0	0%
Roads and Freeways	81	81	81	81	81	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	-80%
Parks and Military Use	5	5	5	5	5	0	0%
Vacant Developable Acres	**10**	**8**	**1**	**0**	**0**	**-10**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-89%
Multiple Family	4	3	0	0	0	-4	-99%
Mixed Use	2	2	0	0	0	-2	-100%
Industrial	2	2	1	0	0	-2	-100%
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]	**18.7**	**19.1**	**23.3**	**28.5**	**31.2**	**12.5**	**67%**
Residential Density[4]	**13.7**	**15.1**	**17.0**	**17.1**	**17.1**	**3.5**	**25%**

GROWTH TRENDS IN JOBS
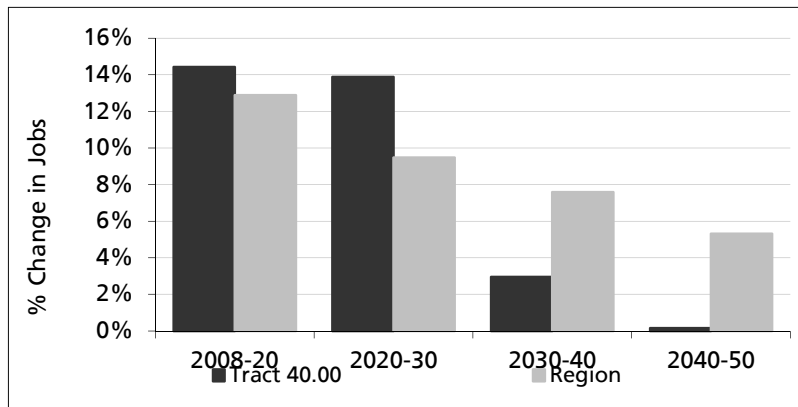
Notes:

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 40.00
Page 3 of 3