2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 198.03

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,594**	**5,883**	**5,971**	**6,083**	**6,177**	**1,583**	**34%**
Household Population	4,485	5,762	5,828	5,925	6,003	1,518	34%
Group Quarters Population	109	121	143	158	174	65	60%
Civilian	109	121	143	158	174	65	60%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,926**	**2,345**	**2,345**	**2,345**	**2,345**	**419**	**22%**
Single Family	1,615	2,034	2,034	2,034	2,034	419	26%
Multiple Family	311	311	311	311	311	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,788**	**2,253**	**2,265**	**2,267**	**2,270**	**482**	**27%**
Single Family	1,496	1,962	1,972	1,974	1,976	480	32%
Multiple Family	292	291	293	293	294	2	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**7.2%**	**3.9%**	**3.4%**	**3.3%**	**3.2%**	**-4.0**	**-56%**
Single Family	7.4%	3.5%	3.0%	2.9%	2.9%	-4.5	-61%
Multiple Family	6.1%	6.4%	5.8%	5.8%	5.5%	-0.6	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.51**	**2.56**	**2.57**	**2.61**	**2.64**	**0.13**	**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	159	136	109	94	79	-80	-50%
$15,000-$29,999	212	189	154	129	113	-99	-47%
$30,000-$44,999	245	222	193	167	139	-106	-43%
$45,000-$59,999	272	286	256	228	204	-68	-25%
$60,000-$74,999	261	273	259	240	220	-41	-16%
$75,000-$99,999	326	365	365	353	336	10	3%
$100,000-$124,999	150	204	211	211	210	60	40%
$125,000-$149,999	81	172	184	194	195	114	141%
$150,000-$199,999	71	290	343	375	392	321	452%
$200,000 or more	11	116	191	276	382	371	3373%
Total Households	1,788	2,253	2,265	2,267	2,270	482	27%
Median Household Income							
Adjusted for inflation ($1999)	$60,345	$76,404	$86,062	$94,511	$105,238	$44,893	74%

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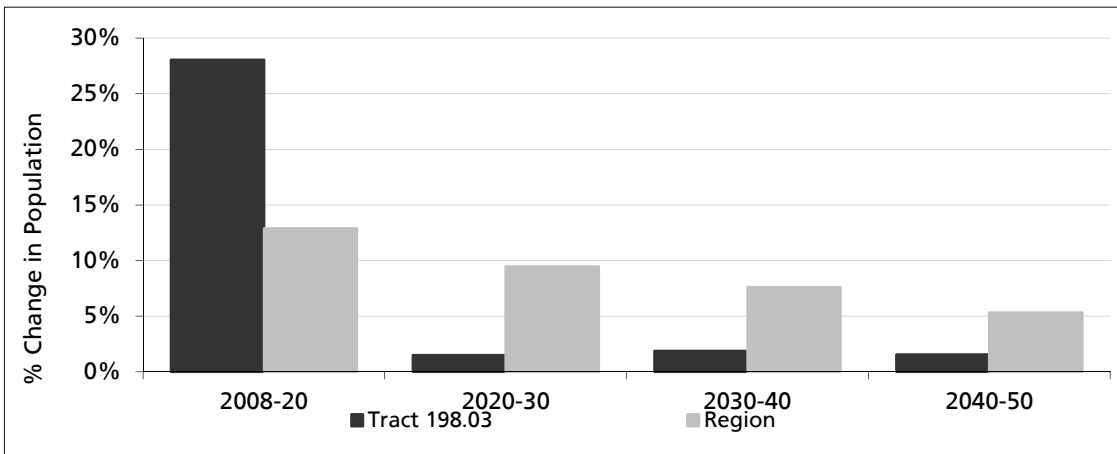
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 198.03
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,594**	**5,883**	**5,971**	**6,083**	**6,177**	**1,583**	**34%**
Under 5	239	280	286	275	270	31	13%
5 to 9	265	312	317	316	311	46	17%
10 to 14	281	349	338	351	349	68	24%
15 to 17	186	221	200	210	213	27	15%
18 to 19	133	146	125	121	121	-12	-9%
20 to 24	383	462	465	444	464	81	21%
25 to 29	255	383	389	366	388	133	52%
30 to 34	209	267	252	262	255	46	22%
35 to 39	323	319	384	382	357	34	11%
40 to 44	344	345	374	365	383	39	11%
45 to 49	421	429	358	433	443	22	5%
50 to 54	438	491	415	458	449	11	3%
55 to 59	335	492	411	344	425	90	27%
60 to 61	119	193	172	147	185	66	55%
62 to 64	125	246	219	197	203	78	62%
65 to 69	137	309	354	309	271	134	98%
70 to 74	98	217	281	250	224	126	129%
75 to 79	89	139	226	254	208	119	134%
80 to 84	89	105	193	252	224	135	152%
85 and over	125	178	212	347	434	309	247%
Median Age	40.3	42.9	43.1	44.3	44.7	4.4	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,594**	**5,883**	**5,971**	**6,083**	**6,177**	**1,583**	**34%**
Hispanic	621	870	898	943	970	349	56%
Non-Hispanic	3,973	5,013	5,073	5,140	5,207	1,234	31%
White	3,463	4,359	4,408	4,464	4,530	1,067	31%
Black	85	101	92	84	74	-11	-13%
American Indian	22	23	20	16	12	-10	-45%
Asian	218	299	316	334	348	130	60%
Hawaiian / Pacific Islander	7	7	7	7	7	0	0%
Other	5	6	6	5	5	0	0%
Two or More Races	173	218	224	230	231	58	34%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
Tract 198.03
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**2,051**	**2,151**	**2,181**	**2,220**	**2,220**	**169**	**8%**
Civilian Jobs	2,051	2,151	2,181	2,220	2,220	169	8%
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	**931**	**931**	**931**	**931**	**931**	**0**	**0%**
Developed Acres	**849**	**931**	**931**	**931**	**931**	**82**	**10%**
Low Density Single Family	3	3	3	3	3	0	0%
Single Family	141	224	224	224	224	82	58%
Multiple Family	26	26	26	26	26	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	1	1	1	1	1	0	0%
Commercial/Services	83	83	83	83	83	0	0%
Office	6	6	6	6	6	0	0%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	115	115	115	115	115	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	460	460	460	460	460	0	0%
Vacant Developable Acres	**82**	**0**	**0**	**0**	**0**	**-82**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	82	0	0	0	0	-82	-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]	**19.9**	**20.9**	**21.2**	**21.5**	**21.5**	**1.6**	**8%**
Residential Density[4]	**11.3**	**9.3**	**9.3**	**9.3**	**9.3**	**-2.0**	**-18%**

GROWTH TRENDS IN JOBS
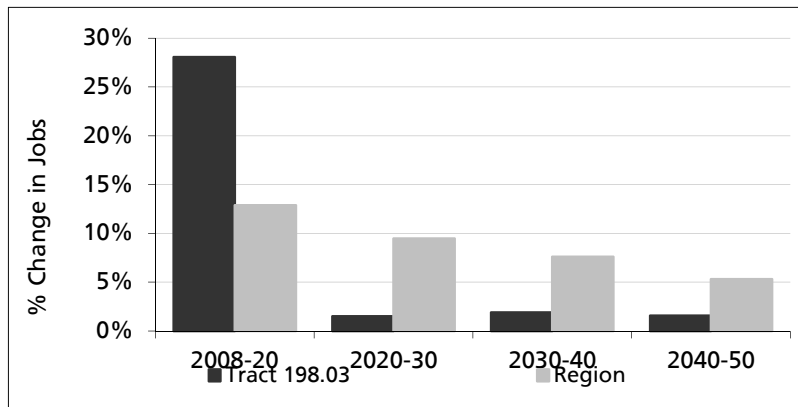
Notes:

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 198.03
Page 3 of 3