2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 27.03

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,470**	**7,526**	**8,616**	**10,379**	**13,379**	**6,909**	**107%**
Household Population	6,404	7,433	8,462	10,143	13,080	6,676	104%
Group Quarters Population	66	93	154	236	299	233	353%
Civilian	66	93	154	236	299	233	353%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,335**	**2,661**	**3,074**	**3,723**	**4,789**	**2,454**	**105%**
Single Family	1,225	1,227	1,227	1,228	1,229	4	0%
Multiple Family	1,110	1,434	1,847	2,495	3,560	2,450	221%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,238**	**2,572**	**2,983**	**3,612**	**4,643**	**2,405**	**107%**
Single Family	1,179	1,183	1,189	1,191	1,193	14	1%
Multiple Family	1,059	1,389	1,794	2,421	3,450	2,391	226%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.2%**	**3.3%**	**3.0%**	**3.0%**	**3.0%**	**-1.2**	**-29%**
Single Family	3.8%	3.6%	3.1%	3.0%	2.9%	-0.9	-24%
Multiple Family	4.6%	3.1%	2.9%	3.0%	3.1%	-1.5	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.86**	**2.89**	**2.84**	**2.81**	**2.82**	**-0.04**	**-1%**

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	266	236	203	182	197	-69	-26%
$15,000-$29,999	510	502	477	453	511	1	0%
$30,000-$44,999	516	538	562	572	684	168	33%
$45,000-$59,999	403	474	534	604	728	325	81%
$60,000-$74,999	257	313	394	497	639	382	149%
$75,000-$99,999	176	337	468	648	872	696	395%
$100,000-$124,999	72	105	194	337	487	415	576%
$125,000-$149,999	16	47	93	170	261	245	1531%
$150,000-$199,999	10	15	46	113	182	172	1720%
$200,000 or more	12	5	12	36	82	70	583%
Total Households	2,238	2,572	2,983	3,612	4,643	2,405	107%
Median Household Income							
Adjusted for inflation ($1999)	$39,971	$45,316	$52,008	$59,876	$64,730	$24,759	62%

*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.
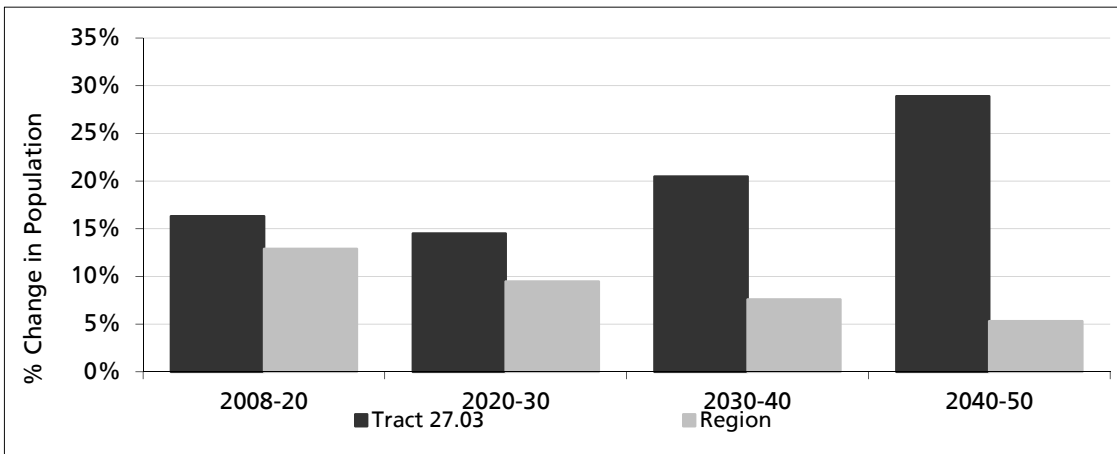
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 27.03
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,470**	**7,526**	**8,616**	**10,379**	**13,379**	**6,909**	**107%**
Under 5	481	533	583	682	827	346	72%
5 to 9	427	570	631	764	977	550	129%
10 to 14	433	572	640	748	996	563	130%
15 to 17	259	290	355	412	549	290	112%
18 to 19	163	167	215	238	311	148	91%
20 to 24	363	370	516	591	768	405	112%
25 to 29	507	634	655	791	964	457	90%
30 to 34	654	728	713	968	1,161	507	78%
35 to 39	616	597	742	838	1,112	496	81%
40 to 44	562	592	688	730	1,118	556	99%
45 to 49	504	509	514	674	827	323	64%
50 to 54	402	443	480	562	648	246	61%
55 to 59	333	457	489	538	770	437	131%
60 to 61	81	117	132	166	211	130	160%
62 to 64	97	169	201	252	314	217	224%
65 to 69	158	271	353	426	492	334	211%
70 to 74	115	186	263	327	417	302	263%
75 to 79	126	153	259	412	543	417	331%
80 to 84	119	103	131	188	270	151	127%
85 and over	70	65	56	72	104	34	49%
Median Age	34.6	34.3	35.0	35.0	35.6	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,470**	**7,526**	**8,616**	**10,379**	**13,379**	**6,909**	**107%**
Hispanic	2,272	3,597	5,066	6,934	9,397	7,125	314%
Non-Hispanic	4,198	3,929	3,550	3,445	3,982	-216	-5%
White	2,068	1,343	556	0	0	-2,068	-100%
Black	925	1,060	1,156	1,247	1,343	418	45%
American Indian	29	34	38	42	43	14	48%
Asian	885	1,128	1,363	1,617	1,953	1,068	121%
Hawaiian / Pacific Islander	40	64	81	104	126	86	215%
Other	24	30	36	46	56	32	133%
Two or More Races	227	270	320	389	461	234	103%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 27.03
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**2,054**	**2,712**	**3,144**	**3,534**	**4,251**	**2,197**	**107%**
Civilian Jobs	2,054	2,712	3,144	3,534	4,251	2,197	107%
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	**474**	**474**	**474**	**474**	**474**	**0**	**0%**
Developed Acres	**470**	**470**	**470**	**471**	**473**	**3**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	201	201	201	201	200	-1	0%
Multiple Family	60	60	60	60	62	3	5%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	20	38	57	81	81	--
Industrial	2	2	2	2	2	0	-10%
Commercial/Services	90	70	53	35	11	-79	-88%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	101	101	101	101	101	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**	**3**	**3**	**2**	**0**	**-3**	**-93%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-78%
Multiple Family	2	2	2	2	0	-2	-91%
Mixed Use	1	1	1	0	0	-1	-100%
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]	**20.7**	**30.4**	**38.8**	**48.9**	**70.6**	**49.9**	**242%**
Residential Density[4]	**8.9**	**9.7**	**10.9**	**12.8**	**15.7**	**6.8**	**77%**

GROWTH TRENDS IN JOBS
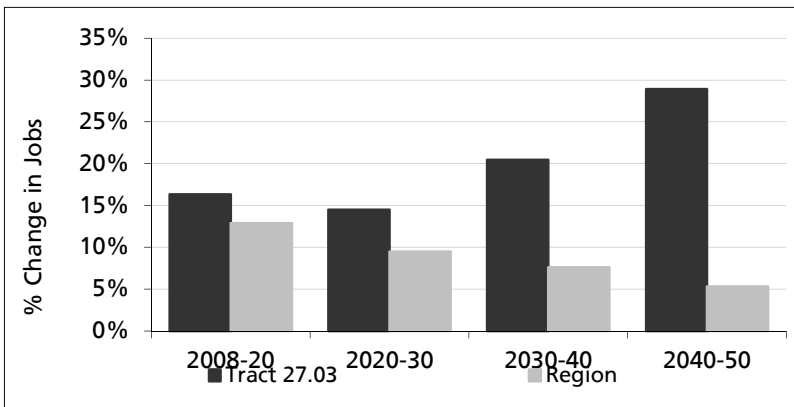
Notes:

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 27.03
Page 3 of 3