SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,019**	**3,650**	**4,735**	**6,853**	**6,861**	**3,842**	**127%**
Household Population	2,175	2,796	3,860	5,953	5,942	3,767	173%
Group Quarters Population	844	854	875	900	919	75	9%
Civilian	844	854	875	900	919	75	9%
Military	0	0	0	0	0	0	0%
Total Housing Units	**766**	**962**	**1,315**	**2,013**	**2,013**	**1,247**	**163%**
Single Family	419	615	615	611	611	192	46%
Multiple Family	347	347	700	1,402	1,402	1,055	304%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**740**	**947**	**1,297**	**1,987**	**1,987**	**1,247**	**169%**
Single Family	418	608	609	605	605	187	45%
Multiple Family	322	339	688	1,382	1,382	1,060	329%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.4%**	**1.6%**	**1.4%**	**1.3%**	**1.3%**	**-2.1**	**-62%**
Single Family	0.2%	1.1%	1.0%	1.0%	1.0%	0.8	400%
Multiple Family	7.2%	2.3%	1.7%	1.4%	1.4%	-5.8	-81%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.94**	**2.95**	**2.98**	**3.00**	**2.99**	**0.05**	**2%**

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	47	39	29	24	19	-28	-60%
$15,000-$29,999	117	91	74	59	46	-71	-61%
$30,000-$44,999	71	97	85	72	60	-11	-15%
$45,000-$59,999	138	175	173	159	143	5	4%
$60,000-$74,999	100	107	133	152	143	43	43%
$75,000-$99,999	191	251	336	485	485	294	154%
$100,000-$124,999	57	112	223	443	453	396	695%
$125,000-$149,999	1	45	116	267	287	286	28600%
$150,000-$199,999	0	23	93	211	224	224	0%
$200,000 or more	18	7	35	115	127	109	606%
Total Households	740	947	1,297	1,987	1,987	1,247	169%
Median Household Income							
Adjusted for inflation ($1999)	$59,674	$70,023	$86,496	$102,398	$105,381	$45,707	77%

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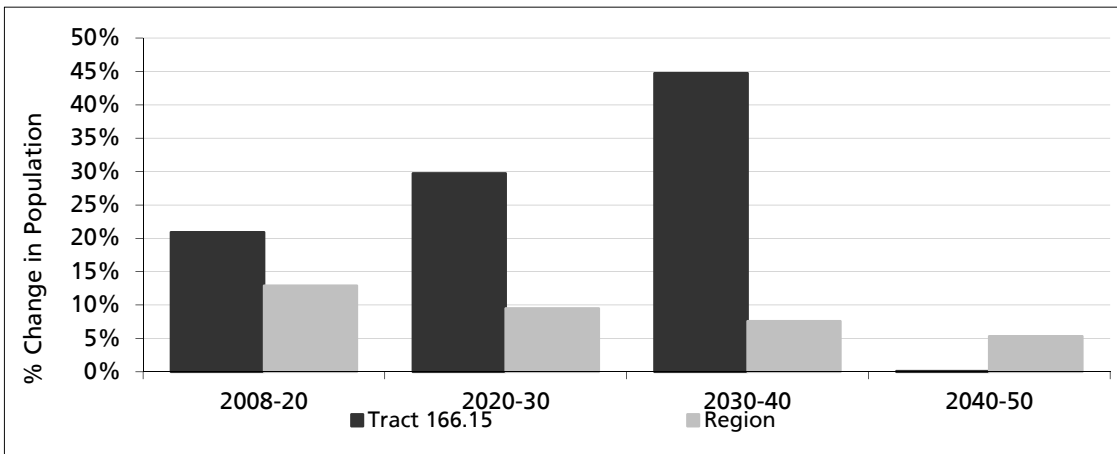
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 166.15
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,019**	**3,650**	**4,735**	**6,853**	**6,861**	**3,842**	**127%**
Under 5	256	279	345	462	435	179	70%
5 to 9	184	213	276	384	367	183	99%
10 to 14	145	173	203	299	285	140	97%
15 to 17	94	101	115	175	167	73	78%
18 to 19	54	55	56	76	73	19	35%
20 to 24	135	145	183	247	247	112	83%
25 to 29	208	289	351	471	474	266	128%
30 to 34	197	249	298	442	426	229	116%
35 to 39	243	231	361	478	459	216	89%
40 to 44	298	275	397	518	528	230	77%
45 to 49	291	278	288	492	477	186	64%
50 to 54	264	297	316	485	464	200	76%
55 to 59	193	283	297	356	432	239	124%
60 to 61	54	84	96	117	139	85	157%
62 to 64	58	112	136	186	186	128	221%
65 to 69	87	184	289	372	322	235	270%
70 to 74	71	138	235	325	298	227	320%
75 to 79	70	102	207	367	361	291	416%
80 to 84	59	72	149	300	294	235	398%
85 and over	58	90	137	301	427	369	636%
Median Age	39.9	41.6	42.3	43.8	44.7	4.8	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,019**	**3,650**	**4,735**	**6,853**	**6,861**	**3,842**	**127%**
Hispanic	562	752	1,023	1,554	1,590	1,028	183%
Non-Hispanic	2,457	2,898	3,712	5,299	5,271	2,814	115%
White	1,911	2,172	2,759	3,984	3,881	1,970	103%
Black	376	513	665	874	936	560	149%
American Indian	8	8	7	9	6	-2	-25%
Asian	94	130	186	294	310	216	230%
Hawaiian / Pacific Islander	15	16	19	26	26	11	73%
Other	7	8	9	13	13	6	86%
Two or More Races	46	51	67	99	99	53	115%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
Tract 166.15
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,984**	**2,322**	**3,083**	**4,210**	**7,331**	**5,347**	**270%**
Civilian Jobs	1,984	2,322	3,083	4,210	7,331	5,347	270%
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	**594**	**594**	**594**	**594**	**594**	**0**	**0%**
Developed Acres	**424**	**446**	**482**	**517**	**558**	**134**	**31%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	41	46	46	45	45	4	11%
Multiple Family	19	19	44	66	66	46	238%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	17	17	17	18	40	23	141%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	84	96	96	95	91	7	8%
Office	13	17	28	42	62	49	378%
Schools	18	19	19	20	22	4	22%
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	168	168	168	168	168	0	0%
Vacant Developable Acres	**169**	**148**	**111**	**76**	**36**	**-134**	**-79%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	31	25	25	25	25	-6	-18%
Multiple Family	45	45	20	0	0	-45	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	30	18	18	18	0	-30	-100%
Office	51	46	36	22	2	-49	-97%
Schools	4	4	3	2	0	-4	-96%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	9	9	9	9	9	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**17.1**	**17.5**	**21.4**	**26.7**	**41.6**	**24.6**	**144%**
Residential Density[4]	**10.0**	**11.7**	**12.3**	**15.6**	**13.4**	**3.4**	**34%**

GROWTH TRENDS IN JOBS
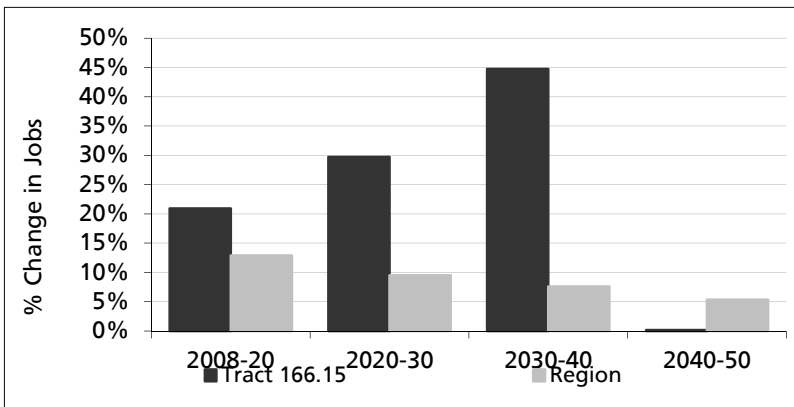
Notes:

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 166.15
Page 3 of 3