2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 203.08

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,931**	**7,044**	**7,164**	**7,328**	**7,428**	**497**	**7%**
Household Population	6,762	6,851	6,936	7,059	7,117	355	5%
Group Quarters Population	169	193	228	269	311	142	84%
Civilian	169	193	228	269	311	142	84%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,782**	**2,792**	**2,792**	**2,792**	**2,798**	**16**	**1%**
Single Family	153	163	163	163	163	10	7%
Multiple Family	2,025	2,025	2,025	2,025	2,025	0	0%
Mobile Homes	604	604	604	604	610	6	1%
Occupied Housing Units	**2,712**	**2,730**	**2,733**	**2,737**	**2,745**	**33**	**1%**
Single Family	149	152	154	155	155	6	4%
Multiple Family	1,980	1,988	1,989	1,990	1,992	12	1%
Mobile Homes	583	590	590	592	598	15	3%
Vacancy Rate	**2.5%**	**2.2%**	**2.1%**	**2.0%**	**1.9%**	**-0.6**	**-24%**
Single Family	2.6%	6.7%	5.5%	4.9%	4.9%	2.3	88%
Multiple Family	2.2%	1.8%	1.8%	1.7%	1.6%	-0.6	-27%
Mobile Homes	3.5%	2.3%	2.3%	2.0%	0.0%	-3.5	-100%
Persons per Household	**2.49**	**2.51**	**2.54**	**2.58**	**2.59**	**0.10**	**4%**

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	581	469	379	307	267	-314	-54%
$15,000-$29,999	636	553	487	422	378	-258	-41%
$30,000-$44,999	588	585	559	511	469	-119	-20%
$45,000-$59,999	444	441	444	427	411	-33	-7%
$60,000-$74,999	225	249	258	263	262	37	16%
$75,000-$99,999	158	213	252	278	290	132	84%
$100,000-$124,999	65	124	171	223	256	191	294%
$125,000-$149,999	8	39	73	110	148	140	1750%
$150,000-$199,999	5	39	64	109	143	138	2760%
$200,000 or more	2	18	46	87	121	119	5950%
Total Households	2,712	2,730	2,733	2,737	2,745	33	1%
Median Household Income							
Adjusted for inflation ($1999)	$33,546	$38,795	$43,430	$49,514	$54,434	$20,888	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.
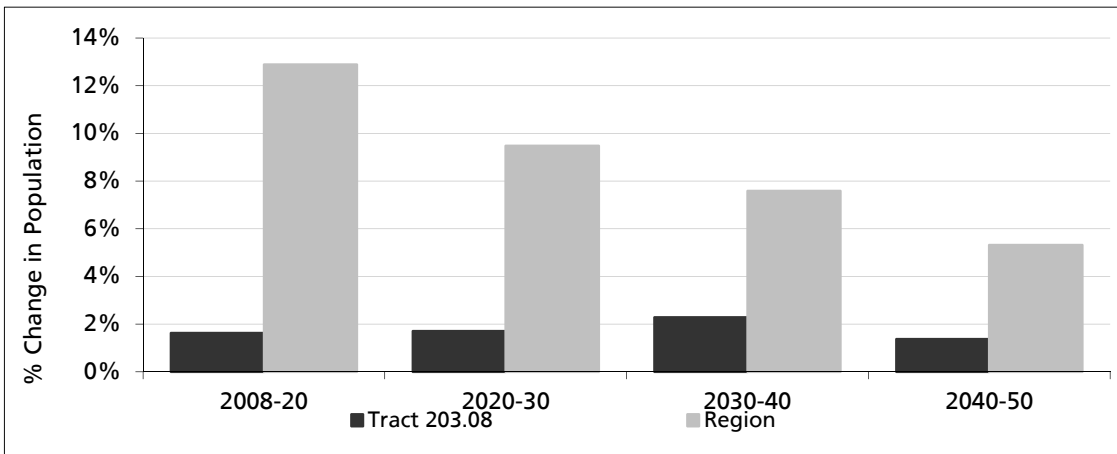
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,931**	**7,044**	**7,164**	**7,328**	**7,428**	**497**	**7%**
Under 5	596	579	571	581	586	-10	-2%
5 to 9	524	556	607	726	731	207	40%
10 to 14	534	557	609	646	591	57	11%
15 to 17	282	272	296	278	260	-22	-8%
18 to 19	153	119	158	144	126	-27	-18%
20 to 24	338	270	396	303	342	4	1%
25 to 29	481	547	566	530	551	70	15%
30 to 34	684	717	549	630	613	-71	-10%
35 to 39	621	636	589	593	675	54	9%
40 to 44	484	493	460	475	622	138	29%
45 to 49	460	425	408	474	427	-33	-7%
50 to 54	392	339	363	356	290	-102	-26%
55 to 59	282	359	327	239	297	15	5%
60 to 61	101	103	72	76	99	-2	-2%
62 to 64	104	149	134	161	142	38	37%
65 to 69	164	229	245	265	256	92	56%
70 to 74	164	217	266	257	275	111	68%
75 to 79	188	164	184	173	138	-50	-27%
80 to 84	129	83	139	127	90	-39	-30%
85 and over	250	230	225	294	317	67	27%
Median Age	34.1	34.3	33.5	33.6	34.3	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,931**	**7,044**	**7,164**	**7,328**	**7,428**	**497**	**7%**
Hispanic	2,714	3,600	4,131	4,734	5,167	2,453	90%
Non-Hispanic	4,217	3,444	3,033	2,594	2,261	-1,956	-46%
White	3,375	2,558	2,051	1,527	1,125	-2,250	-67%
Black	240	293	357	423	471	231	96%
American Indian	24	22	24	21	18	-6	-25%
Asian	354	405	425	441	461	107	30%
Hawaiian / Pacific Islander	19	24	29	31	33	14	74%
Other	11	10	11	12	10	-1	-9%
Two or More Races	194	132	136	139	143	-51	-26%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**519**	**650**	**1,007**	**1,007**	**1,007**	**488**	**94%**
Civilian Jobs	519	650	1,007	1,007	1,007	488	94%
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	**316**	**316**	**316**	**316**	**316**	**0**	**0%**
Developed Acres	**306**	**311**	**316**	**316**	**316**	**9**	**3%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	33	33	33	33	33	1	3%
Multiple Family	110	110	110	110	110	0	0%
Mobile Homes	81	81	81	81	81	0	0%
Other Residential	8	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	5	3	3	3	-2	-41%
Commercial/Services	6	9	15	15	15	9	145%
Office	0	0	2	2	2	2	--
Schools	0	0	0	0	0	0	0%
Roads and Freeways	56	56	56	56	56	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	8	0	0%
Vacant Developable Acres	**9**	**5**	**0**	**0**	**0**	**-9**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	0	0	0	0	-1	-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	7	3	0	0	0	-7	-100%
Office	2	2	0	0	0	-2	-100%
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]	**46.2**	**44.7**	**51.0**	**51.0**	**51.0**	**4.8**	**10%**
Residential Density[4]	**12.0**	**12.0**	**12.0**	**12.0**	**12.1**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
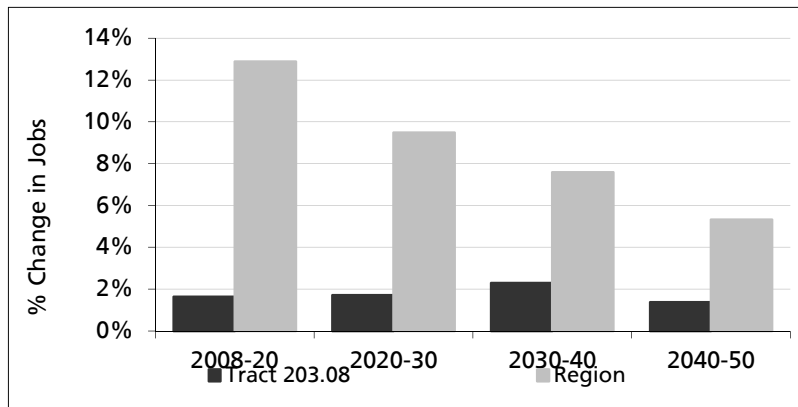
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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