2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 24.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,098**	**5,443**	**5,835**	**6,836**	**6,863**	**1,765**	**35%**
Household Population	5,044	5,368	5,734	6,691	6,693	1,649	33%
Group Quarters Population	54	75	101	145	170	116	215%
Civilian	54	75	101	145	170	116	215%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,528**	**1,528**	**1,597**	**1,867**	**1,877**	**349**	**23%**
Single Family	558	558	493	501	511	-47	-8%
Multiple Family	970	970	1,104	1,366	1,366	396	41%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,364**	**1,437**	**1,515**	**1,772**	**1,783**	**419**	**31%**
Single Family	501	522	465	475	487	-14	-3%
Multiple Family	863	915	1,050	1,297	1,296	433	50%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**10.7%**	**6.0%**	**5.1%**	**5.1%**	**5.0%**	**-5.7**	**-53%**
Single Family	10.2%	6.5%	5.7%	5.2%	4.7%	-5.5	-54%
Multiple Family	11.0%	5.7%	4.9%	5.1%	5.1%	-5.9	-54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.70**	**3.74**	**3.78**	**3.78**	**3.75**	**0.05**	**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	458	406	350	311	300	-158	-34%
$15,000-$29,999	427	422	402	403	403	-24	-6%
$30,000-$44,999	224	244	262	306	305	81	36%
$45,000-$59,999	123	162	196	252	251	128	104%
$60,000-$74,999	60	101	147	203	203	143	238%
$75,000-$99,999	42	67	91	164	178	136	324%
$100,000-$124,999	19	26	38	72	82	63	332%
$125,000-$149,999	1	3	18	39	39	38	3800%
$150,000-$199,999	10	6	10	19	19	9	90%
$200,000 or more	0	0	1	3	3	3	0%
Total Households	1,364	1,437	1,515	1,772	1,783	419	31%
Median Household Income							
Adjusted for inflation ($1999)	$22,869	$26,108	$30,315	$38,431	$39,270	$16,401	72%

*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.
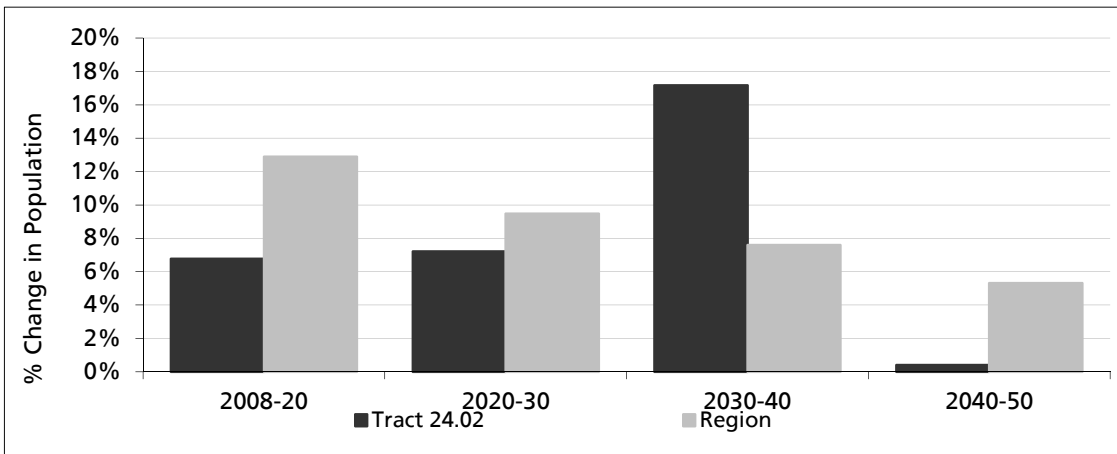
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,098**	**5,443**	**5,835**	**6,836**	**6,863**	**1,765**	**35%**
Under 5	519	508	517	601	563	44	8%
5 to 9	460	593	596	707	694	234	51%
10 to 14	458	563	579	662	677	219	48%
15 to 17	338	333	372	414	431	93	28%
18 to 19	184	156	192	207	211	27	15%
20 to 24	396	348	482	535	536	140	35%
25 to 29	436	451	459	560	524	88	20%
30 to 34	572	547	500	715	668	96	17%
35 to 39	475	449	503	565	607	132	28%
40 to 44	381	415	441	446	570	189	50%
45 to 49	287	325	327	411	404	117	41%
50 to 54	177	206	228	258	224	47	27%
55 to 59	134	179	197	216	232	98	73%
60 to 61	44	66	71	82	86	42	95%
62 to 64	47	79	91	117	109	62	132%
65 to 69	65	100	121	145	132	67	103%
70 to 74	64	78	103	121	118	54	84%
75 to 79	19	19	23	28	26	7	37%
80 to 84	24	17	23	35	36	12	50%
85 and over	18	11	10	11	15	-3	-17%
Median Age	27.2	27.4	27.0	27.6	28.0	0.8	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,098**	**5,443**	**5,835**	**6,836**	**6,863**	**1,765**	**35%**
Hispanic	3,396	4,003	4,549	5,554	5,720	2,324	68%
Non-Hispanic	1,702	1,440	1,286	1,282	1,143	-559	-33%
White	259	125	45	0	0	-259	-100%
Black	480	410	359	346	284	-196	-41%
American Indian	2	2	2	2	2	0	0%
Asian	808	768	748	793	729	-79	-10%
Hawaiian / Pacific Islander	3	4	4	4	4	1	33%
Other	5	5	5	5	5	0	0%
Two or More Races	145	126	123	132	119	-26	-18%

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	**801**	**801**	**1,066**	**1,079**	**1,084**	**283**	**35%**
Civilian Jobs	801	801	1,066	1,079	1,084	283	35%
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	**131**	**131**	**131**	**131**	**131**	**0**	**0%**
Developed Acres	**130**	**130**	**130**	**131**	**131**	**1**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	37	37	33	33	33	-4	-11%
Multiple Family	20	20	18	18	18	-1	-6%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	11	13	13	13	--
Industrial	1	1	0	0	0	0	-64%
Commercial/Services	9	9	3	3	3	-6	-68%
Office	1	1	1	0	0	-1	-100%
Schools	1	1	1	1	1	1	115%
Roads and Freeways	61	61	61	61	61	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**1**	**1**	**1**	**0**	**0**	**-1**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
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	1	1	1	0	0	-1	-100%
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]	**68.4**	**68.4**	**90.9**	**98.5**	**96.7**	**28.3**	**41%**
Residential Density[4]	**26.7**	**26.7**	**27.8**	**32.0**	**32.1**	**5.4**	**20%**

GROWTH TRENDS IN JOBS
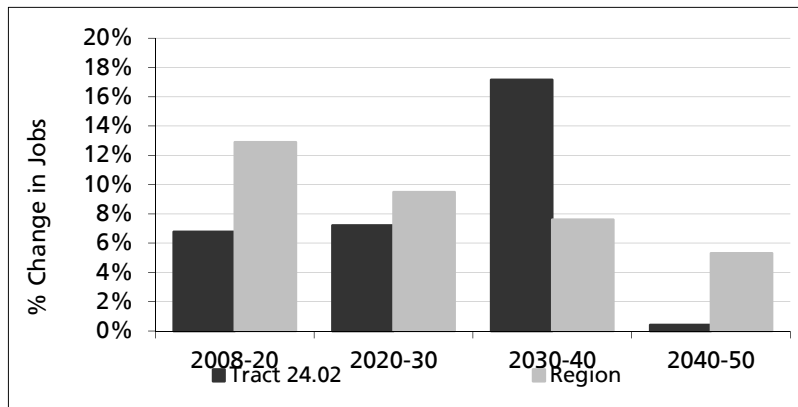
Notes:

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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