2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 135.05

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,208**	**5,318**	**5,408**	**5,514**	**5,578**	**370**	**7%**
Household Population	5,194	5,299	5,381	5,469	5,520	326	6%
Group Quarters Population	14	19	27	45	58	44	314%
Civilian	14	19	27	45	58	44	314%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,917**	**1,917**	**1,926**	**1,926**	**1,927**	**10**	**1%**
Single Family	936	936	943	943	943	7	1%
Multiple Family	851	851	851	851	851	0	0%
Mobile Homes	130	130	132	132	133	3	2%
Occupied Housing Units	**1,863**	**1,882**	**1,893**	**1,894**	**1,895**	**32**	**2%**
Single Family	926	924	932	932	932	6	1%
Multiple Family	820	840	840	840	840	20	2%
Mobile Homes	117	118	121	122	123	6	5%
Vacancy Rate	**2.8%**	**1.8%**	**1.7%**	**1.7%**	**1.7%**	**-1.1**	**-39%**
Single Family	1.1%	1.3%	1.2%	1.2%	1.2%	0.1	9%
Multiple Family	3.6%	1.3%	1.3%	1.3%	1.3%	-2.3	-64%
Mobile Homes	10.0%	9.2%	8.3%	7.6%	0.0%	-10.0	-100%
Persons per Household	**2.79**	**2.82**	**2.84**	**2.89**	**2.91**	**0.12**	**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	156	117	96	80	69	-87	-56%
$15,000-$29,999	233	191	163	138	125	-108	-46%
$30,000-$44,999	344	310	280	250	228	-116	-34%
$45,000-$59,999	354	360	353	331	316	-38	-11%
$60,000-$74,999	295	267	268	264	258	-37	-13%
$75,000-$99,999	288	346	360	364	364	76	26%
$100,000-$124,999	94	144	169	188	198	104	111%
$125,000-$149,999	46	80	106	141	153	107	233%
$150,000-$199,999	26	47	73	104	136	110	423%
$200,000 or more	27	20	25	34	48	21	78%
Total Households	1,863	1,882	1,893	1,894	1,895	32	2%
Median Household Income							
Adjusted for inflation ($1999)	$53,411	$58,458	$63,050	$68,409	$72,180	$18,769	35%

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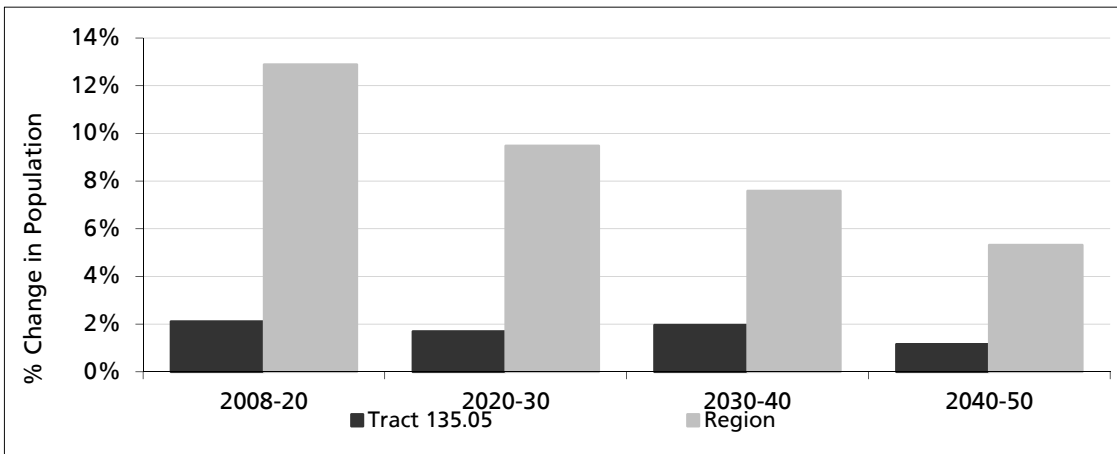
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,208**	**5,318**	**5,408**	**5,514**	**5,578**	**370**	**7%**
Under 5	482	465	486	490	497	15	3%
5 to 9	488	492	536	565	577	89	18%
10 to 14	379	379	380	406	411	32	8%
15 to 17	265	265	252	239	252	-13	-5%
18 to 19	173	176	157	176	184	11	6%
20 to 24	426	445	475	476	506	80	19%
25 to 29	368	441	442	437	443	75	20%
30 to 34	395	411	407	447	428	33	8%
35 to 39	352	278	336	332	348	-4	-1%
40 to 44	309	239	254	239	255	-54	-17%
45 to 49	311	256	213	266	262	-49	-16%
50 to 54	358	325	291	328	315	-43	-12%
55 to 59	281	303	245	208	252	-29	-10%
60 to 61	130	161	152	140	165	35	27%
62 to 64	111	170	152	143	142	31	28%
65 to 69	123	195	209	171	138	15	12%
70 to 74	95	152	194	183	170	75	79%
75 to 79	66	73	105	104	73	7	11%
80 to 84	39	34	58	69	51	12	31%
85 and over	57	58	64	95	109	52	91%
Median Age	30.3	30.0	29.7	29.6	29.1	-1.2	-4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,208**	**5,318**	**5,408**	**5,514**	**5,578**	**370**	**7%**
Hispanic	906	1,202	1,463	1,757	2,045	1,139	126%
Non-Hispanic	4,302	4,116	3,945	3,757	3,533	-769	-18%
White	3,213	2,804	2,425	2,013	1,572	-1,641	-51%
Black	465	611	744	890	1,041	576	124%
American Indian	15	15	16	16	16	1	7%
Asian	264	321	368	419	467	203	77%
Hawaiian / Pacific Islander	37	42	44	45	45	8	22%
Other	32	30	30	30	30	-2	-6%
Two or More Races	276	293	318	344	362	86	31%

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	**916**	**916**	**926**	**948**	**972**	**56**	**6%**
Civilian Jobs	916	916	926	948	972	56	6%
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	**681**	**681**	**681**	**681**	**681**	**0**	**0%**
Developed Acres	**634**	**634**	**636**	**636**	**636**	**2**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	234	234	235	235	235	2	1%
Multiple Family	50	50	50	50	50	0	0%
Mobile Homes	18	18	18	18	18	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	45	45	46	49	53	8	17%
Commercial/Services	18	18	18	18	18	0	1%
Office	0	0	0	0	0	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	118	118	118	118	118	0	0%
Agricultural and Extractive[2]	11	11	10	7	3	-8	-69%
Parks and Military Use	131	131	131	131	131	0	0%
Vacant Developable Acres	**37**	**37**	**35**	**35**	**35**	**-2**	**-5%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	0	0	0	-2	-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	-100%
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	35	35	35	35	35	0	0%
Constrained Acres	**10**	**10**	**10**	**10**	**10**	**0**	**0%**
Employment Density[3]	**12.4**	**12.4**	**12.4**	**12.2**	**11.9**	**-0.5**	**-4%**
Residential Density[4]	**6.4**	**6.4**	**6.4**	**6.4**	**6.4**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
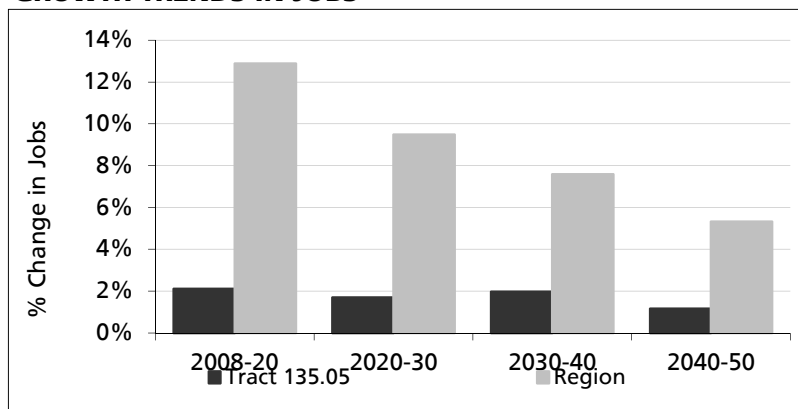
Notes:

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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