2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 73.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,094**	**2,076**	**2,107**	**2,131**	**2,138**	**44**	**2%**
Household Population	2,088	2,061	2,084	2,094	2,094	6	0%
Group Quarters Population	6	15	23	37	44	38	633%
Civilian	6	15	23	37	44	38	633%
Military	0	0	0	0	0	0	0%
Total Housing Units	**879**	**879**	**882**	**882**	**882**	**3**	**0%**
Single Family	863	863	866	866	866	3	0%
Multiple Family	16	16	16	16	16	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**851**	**835**	**842**	**842**	**842**	**-9**	**-1%**
Single Family	838	827	834	834	834	-4	0%
Multiple Family	13	8	8	8	8	-5	-38%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.2%**	**5.0%**	**4.5%**	**4.5%**	**4.5%**	**1.3**	**41%**
Single Family	2.9%	4.2%	3.7%	3.7%	3.7%	0.8	28%
Multiple Family	18.8%	50.0%	50.0%	50.0%	50.0%	31.2	166%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.45**	**2.47**	**2.48**	**2.49**	**2.49**	**0.04**	**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	38	29	25	23	22	-16	-42%
$15,000-$29,999	71	56	49	47	47	-24	-34%
$30,000-$44,999	110	98	89	86	86	-24	-22%
$45,000-$59,999	80	79	76	76	76	-4	-5%
$60,000-$74,999	86	84	84	84	84	-2	-2%
$75,000-$99,999	159	124	124	124	124	-35	-22%
$100,000-$124,999	135	168	168	168	169	34	25%
$125,000-$149,999	36	46	68	70	70	34	94%
$150,000-$199,999	65	74	75	79	79	14	22%
$200,000 or more	71	77	84	85	85	14	20%
Total Households	851	835	842	842	842	-9	-1%
Median Household Income							
Adjusted for inflation ($1999)	$81,368	$89,415	$94,758	$96,169	$96,371	$15,003	18%

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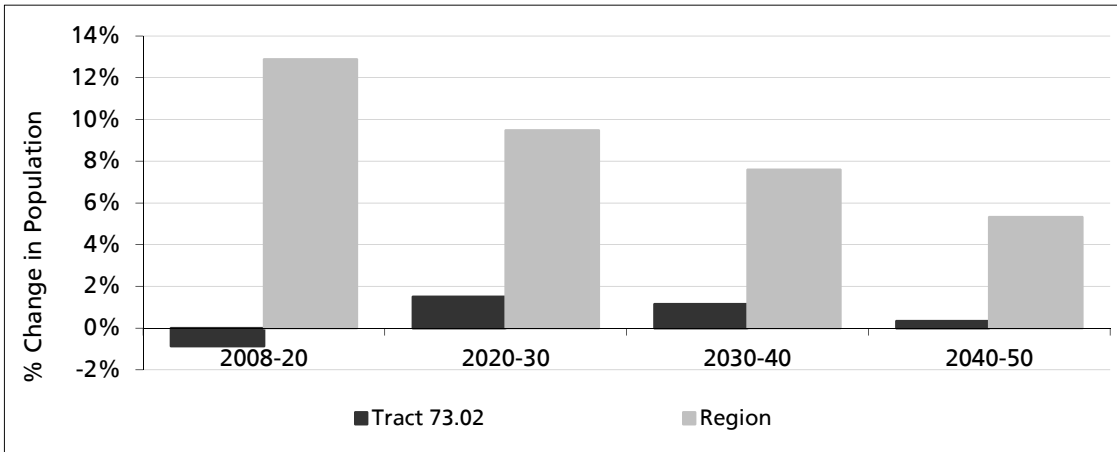
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,094**	**2,076**	**2,107**	**2,131**	**2,138**	**44**	**2%**
Under 5	41	32	35	31	29	-12	-29%
5 to 9	68	60	59	56	52	-16	-24%
10 to 14	115	106	104	109	107	-8	-7%
15 to 17	73	65	56	60	57	-16	-22%
18 to 19	52	40	34	33	32	-20	-38%
20 to 24	128	117	120	114	117	-11	-9%
25 to 29	74	91	94	88	92	18	24%
30 to 34	109	102	98	98	95	-14	-13%
35 to 39	114	81	101	99	93	-21	-18%
40 to 44	174	128	146	145	149	-25	-14%
45 to 49	180	128	103	130	132	-48	-27%
50 to 54	190	153	125	140	136	-54	-28%
55 to 59	205	220	178	150	188	-17	-8%
60 to 61	88	100	84	63	80	-8	-9%
62 to 64	95	141	124	109	110	15	16%
65 to 69	95	158	170	134	107	12	13%
70 to 74	72	124	151	125	103	31	43%
75 to 79	56	66	101	115	98	42	75%
80 to 84	59	53	95	119	99	40	68%
85 and over	106	111	129	213	262	156	147%
Median Age	47.8	52.9	54.1	53.7	54.2	6.4	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,094**	**2,076**	**2,107**	**2,131**	**2,138**	**44**	**2%**
Hispanic	134	155	163	170	177	43	32%
Non-Hispanic	1,960	1,921	1,944	1,961	1,961	1	0%
White	1,831	1,784	1,796	1,801	1,795	-36	-2%
Black	8	8	8	8	8	0	0%
American Indian	10	9	8	8	8	-2	-20%
Asian	35	44	51	59	64	29	83%
Hawaiian / Pacific Islander	7	9	11	11	11	4	57%
Other	6	4	4	4	4	-2	-33%
Two or More Races	63	63	66	70	71	8	13%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**328**	**328**	**328**	**328**	**328**	**0**	**0%**
Civilian Jobs	328	328	328	328	328	0	0%
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	**203**	**203**	**203**	**203**	**203**	**0**	**0%**
Developed Acres	**203**	**203**	**203**	**203**	**203**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	134	134	134	134	134	0	0%
Multiple Family	1	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	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	6	6	6	6	6	0	0%
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	**0**	**0**	**0**	**0**	**0**	**0**	**-46%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-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	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]	**55.4**	**55.4**	**55.4**	**55.4**	**55.4**	**0.0**	**0%**
Residential Density[4]	**6.5**	**6.5**	**6.5**	**6.5**	**6.5**	**0.0**	**0%**

GROWTH TRENDS IN JOBS
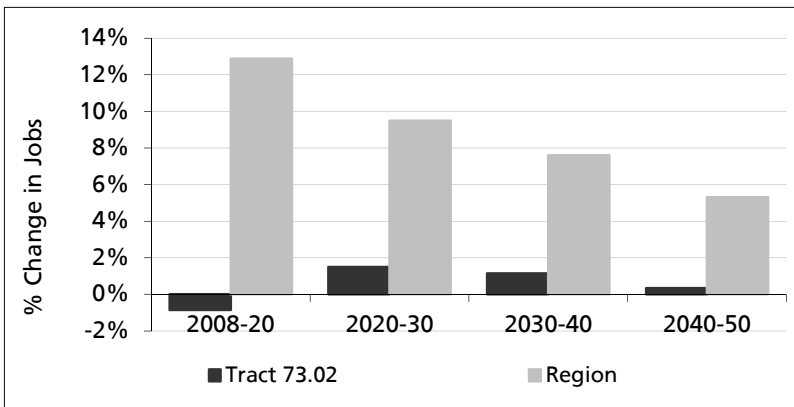
Notes:

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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