2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 197.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,966**	**5,594**	**5,827**	**6,165**	**6,190**	**1,224**	**25%**
Household Population	4,918	5,517	5,705	5,974	5,934	1,016	21%
Group Quarters Population	48	77	122	191	256	208	433%
Civilian	48	77	122	191	256	208	433%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,721**	**1,876**	**1,904**	**1,985**	**1,985**	**264**	**15%**
Single Family	1,637	1,792	1,818	1,814	1,814	177	11%
Multiple Family	84	84	86	171	171	87	104%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,624**	**1,775**	**1,814**	**1,892**	**1,892**	**268**	**17%**
Single Family	1,548	1,708	1,741	1,737	1,738	190	12%
Multiple Family	76	67	73	155	154	78	103%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.6%**	**5.4%**	**4.7%**	**4.7%**	**4.7%**	**-0.9**	**-16%**
Single Family	5.4%	4.7%	4.2%	4.2%	4.2%	-1.2	-22%
Multiple Family	9.5%	20.2%	15.1%	9.4%	9.9%	0.4	4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.03**	**3.11**	**3.14**	**3.16**	**3.14**	**0.11**	**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	131	93	64	56	51	-80	-61%
$15,000-$29,999	220	189	158	153	149	-71	-32%
$30,000-$44,999	248	231	215	222	220	-28	-11%
$45,000-$59,999	259	270	266	275	275	16	6%
$60,000-$74,999	208	235	239	250	257	49	24%
$75,000-$99,999	280	411	471	512	515	235	84%
$100,000-$124,999	124	167	198	205	205	81	65%
$125,000-$149,999	56	74	79	86	86	30	54%
$150,000-$199,999	61	80	96	105	105	44	72%
$200,000 or more	37	25	28	28	29	-8	-22%
Total Households	1,624	1,775	1,814	1,892	1,892	268	17%
Median Household Income							
Adjusted for inflation ($1999)	$57,336	$66,670	$72,803	$74,400	$74,650	$17,314	30%

*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.
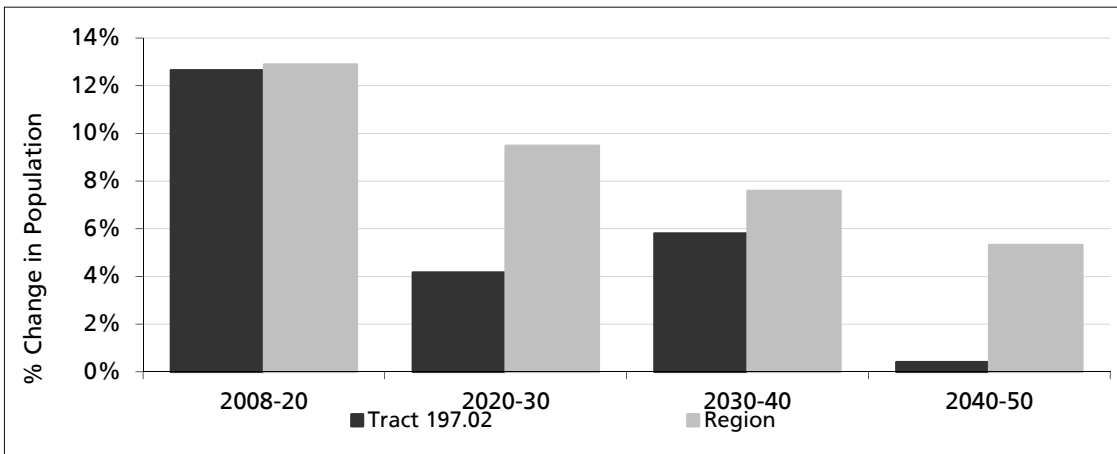
Source: Final Series 12 - 2050 Regional Growth Forecast   Adopted October 2011
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,966**	**5,594**	**5,827**	**6,165**	**6,190**	**1,224**	**25%**
Under 5	220	232	240	238	223	3	1%
5 to 9	284	329	336	346	329	45	16%
10 to 14	316	365	347	359	347	31	10%
15 to 17	244	248	233	237	232	-12	-5%
18 to 19	175	161	154	154	145	-30	-17%
20 to 24	387	388	445	440	428	41	11%
25 to 29	300	379	381	391	380	80	27%
30 to 34	235	256	240	276	262	27	11%
35 to 39	272	236	282	284	267	-5	-2%
40 to 44	348	336	362	351	387	39	11%
45 to 49	473	453	406	492	497	24	5%
50 to 54	473	467	430	465	435	-38	-8%
55 to 59	360	459	418	391	472	112	31%
60 to 61	139	179	157	138	163	24	17%
62 to 64	118	209	215	231	239	121	103%
65 to 69	152	277	318	311	290	138	91%
70 to 74	131	236	307	313	317	186	142%
75 to 79	142	175	272	314	286	144	101%
80 to 84	101	97	163	236	249	148	147%
85 and over	96	112	121	198	242	146	152%
Median Age	40.7	43.0	43.5	45.1	46.0	5.3	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,966**	**5,594**	**5,827**	**6,165**	**6,190**	**1,224**	**25%**
Hispanic	1,286	1,901	2,371	2,766	3,009	1,723	134%
Non-Hispanic	3,680	3,693	3,456	3,399	3,181	-499	-14%
White	3,350	3,290	3,004	2,873	2,600	-750	-22%
Black	79	94	105	117	124	45	57%
American Indian	20	21	19	19	18	-2	-10%
Asian	99	130	151	183	211	112	113%
Hawaiian / Pacific Islander	10	10	10	10	10	0	0%
Other	3	3	3	3	3	0	0%
Two or More Races	119	145	164	194	215	96	81%

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	**1,547**	**1,547**	**1,732**	**1,817**	**1,817**	**270**	**17%**
Civilian Jobs	1,547	1,547	1,732	1,817	1,817	270	17%
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	**986**	**986**	**986**	**986**	**986**	**0**	**0%**
Developed Acres	**923**	**969**	**982**	**984**	**984**	**61**	**7%**
Low Density Single Family	0	0	3	3	3	3	--
Single Family	648	700	706	705	705	57	9%
Multiple Family	6	6	6	9	9	3	59%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	1	1	1	--
Industrial	4	4	4	4	4	0	0%
Commercial/Services	48	48	54	53	53	5	11%
Office	14	14	14	14	14	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	172	172	172	172	172	0	0%
Agricultural and Extractive[2]	9	2	0	0	0	-9	-100%
Parks and Military Use	10	10	10	10	10	0	0%
Vacant Developable Acres	**62**	**16**	**3**	**1**	**1**	**-61**	**-98%**
Low Density Single Family	2	2	1	1	1	-1	-46%
Single Family	53	7	0	0	0	-52	-99%
Multiple Family	2	2	2	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	6	6	0	0	0	-6	-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	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**19.6**	**19.6**	**20.4**	**21.5**	**21.5**	**1.9**	**10%**
Residential Density[4]	**2.6**	**2.7**	**2.7**	**2.8**	**2.8**	**0.1**	**5%**

GROWTH TRENDS IN JOBS
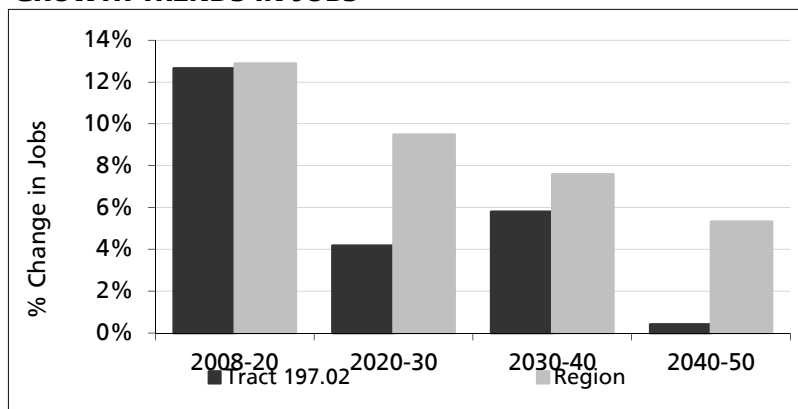
Notes:

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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