2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 125.02

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,341**	**4,381**	**4,435**	**4,319**	**6,227**	**1,886**	**43%**
Household Population	4,341	4,381	4,435	4,319	6,227	1,886	43%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,690**	**1,690**	**1,690**	**1,615**	**2,275**	**585**	**35%**
Single Family	302	302	302	302	246	-56	-19%
Multiple Family	940	940	940	940	1,903	963	102%
Mobile Homes	448	448	448	373	126	-322	-72%
Occupied Housing Units	**1,621**	**1,623**	**1,627**	**1,557**	**2,204**	**583**	**36%**
Single Family	293	283	283	283	234	-59	-20%
Multiple Family	896	908	911	911	1,847	951	106%
Mobile Homes	432	432	433	363	123	-309	-72%
Vacancy Rate	**4.1%**	**4.0%**	**3.7%**	**3.6%**	**3.1%**	**-1.0**	**-24%**
Single Family	3.0%	6.3%	6.3%	6.3%	4.9%	1.9	63%
Multiple Family	4.7%	3.4%	3.1%	3.1%	2.9%	-1.8	-38%
Mobile Homes	3.6%	3.6%	3.3%	2.7%	0.0%	-3.6	-100%
Persons per Household	**2.68**	**2.70**	**2.73**	**2.77**	**2.83**	**0.15**	**6%**

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	433	353	291	235	223	-210	-48%
$15,000-$29,999	450	392	342	285	293	-157	-35%
$30,000-$44,999	352	326	308	278	323	-29	-8%
$45,000-$59,999	228	246	247	241	334	106	46%
$60,000-$74,999	68	99	121	121	194	126	185%
$75,000-$99,999	69	122	161	178	323	254	368%
$100,000-$124,999	13	50	88	108	238	225	1731%
$125,000-$149,999	8	25	45	73	153	145	1813%
$150,000-$199,999	0	7	17	28	84	84	0%
$200,000 or more	0	3	7	10	39	39	0%
Total Households	1,621	1,623	1,627	1,557	2,204	583	36%
Median Household Income							
Adjusted for inflation ($1999)	$27,583	$33,060	$38,791	$43,948	$56,811	$29,228	106%

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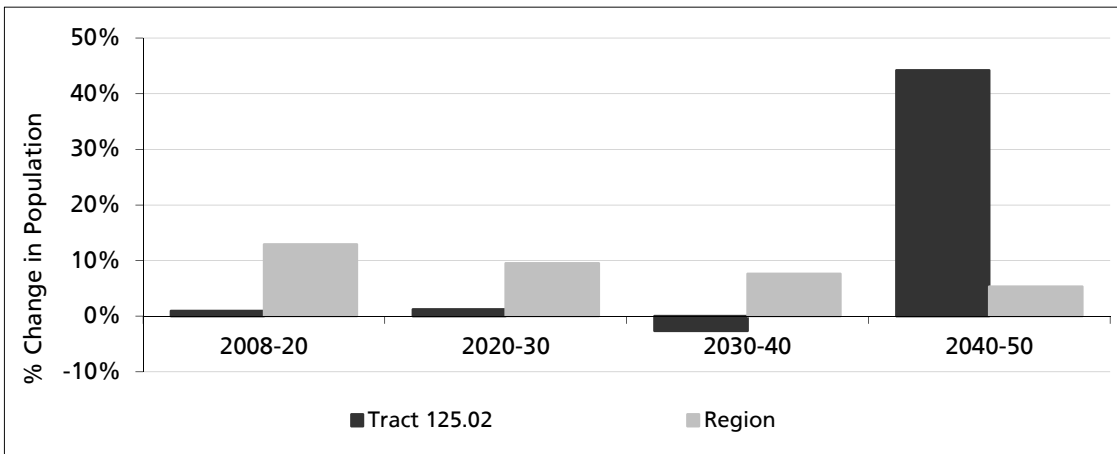
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,341**	**4,381**	**4,435**	**4,319**	**6,227**	**1,886**	**43%**
Under 5	440	447	413	385	516	76	17%
5 to 9	377	399	384	371	428	51	14%
10 to 14	280	333	280	284	413	133	48%
15 to 17	200	196	173	168	239	39	20%
18 to 19	121	109	126	104	162	41	34%
20 to 24	316	225	268	241	346	30	9%
25 to 29	372	401	357	362	480	108	29%
30 to 34	473	380	385	393	552	79	17%
35 to 39	400	324	320	309	473	73	18%
40 to 44	255	246	220	187	335	80	31%
45 to 49	170	196	180	181	283	113	66%
50 to 54	239	256	232	228	300	61	26%
55 to 59	192	207	256	201	333	141	73%
60 to 61	44	101	106	107	164	120	273%
62 to 64	92	142	149	151	214	122	133%
65 to 69	146	167	224	213	322	176	121%
70 to 74	73	121	167	189	266	193	264%
75 to 79	61	43	64	86	129	68	111%
80 to 84	43	46	76	96	156	113	263%
85 and over	47	42	55	63	116	69	147%
Median Age	30.7	31.1	32.8	33.1	34.8	4.1	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,341**	**4,381**	**4,435**	**4,319**	**6,227**	**1,886**	**43%**
Hispanic	2,777	2,937	3,033	3,026	4,432	1,655	60%
Non-Hispanic	1,564	1,444	1,402	1,293	1,795	231	15%
White	754	665	631	557	763	9	1%
Black	322	306	294	273	362	40	12%
American Indian	16	24	17	13	14	-2	-13%
Asian	258	257	265	260	380	122	47%
Hawaiian / Pacific Islander	9	9	9	7	14	5	56%
Other	9	1	2	3	5	-4	-44%
Two or More Races	196	182	184	180	257	61	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	**1,371**	**1,371**	**1,371**	**1,602**	**1,911**	**540**	**39%**
Civilian Jobs	1,371	1,371	1,371	1,602	1,911	540	39%
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	**686**	**686**	**686**	**686**	**686**	**0**	**0%**
Developed Acres	**605**	**605**	**605**	**605**	**615**	**10**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	25	25	25	18	-7	-27%
Multiple Family	30	30	30	30	51	21	71%
Mobile Homes	23	23	23	20	8	-15	-65%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	7	17	17	--
Industrial	11	11	11	11	11	0	0%
Commercial/Services	38	38	38	35	33	-5	-14%
Office	1	1	1	0	0	-1	-100%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	114	114	114	114	114	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	352	352	352	352	352	0	0%
Vacant Developable Acres	**81**	**81**	**81**	**81**	**71**	**-10**	**-13%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	17	17	17	17	11	-6	-33%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	44	44	44	44	39	-5	-11%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	21	21	21	21	21	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]	**22.8**	**22.8**	**22.8**	**26.9**	**30.5**	**7.8**	**34%**
Residential Density[4]	**21.7**	**21.7**	**21.7**	**20.5**	**26.5**	**4.8**	**22%**

GROWTH TRENDS IN JOBS
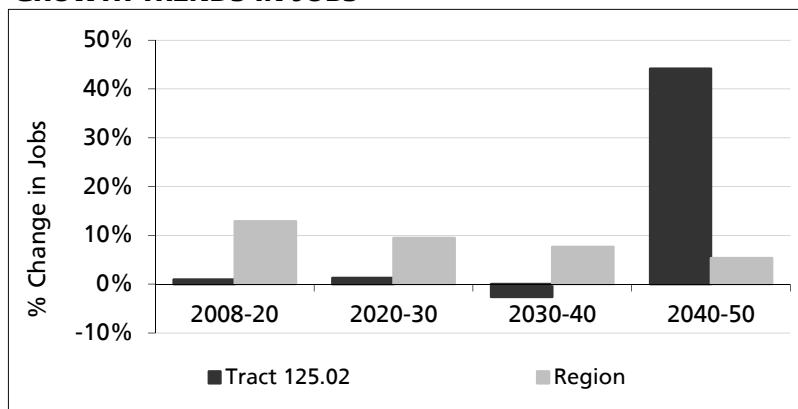
Notes:

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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