2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 139.07

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,060**	**4,726**	**5,188**	*5,304*	*5,376*	**1,316**	**32%**
Household Population	4,036	4,697	5,153	*5,255*	*5,315*	1,279	32%
Group Quarters Population	24	29	35	*49*	*61*	37	154%
Civilian	24	29	35	*49*	*61*	37	154%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**1,336**	**1,490**	**1,612**	*1,615*	*1,617*	**281**	**21%**
Single Family	405	556	650	*653*	*653*	248	61%
Multiple Family	829	832	858	*858*	*858*	29	3%
Mobile Homes	102	102	104	*104*	*106*	4	4%
Occupied Housing Units	**1,239**	**1,432**	**1,554**	*1,557*	*1,562*	**323**	**26%**
Single Family	383	532	627	*630*	*631*	248	65%
Multiple Family	763	810	834	*834*	*835*	72	9%
Mobile Homes	93	90	93	*93*	*96*	3	3%
Vacancy Rate	**7.3%**	**3.9%**	**3.6%**	*3.6%*	*3.4%*	**-3.9**	**-53%**
Single Family	5.4%	4.3%	3.5%	*3.5%*	*3.4%*	-2.0	-37%
Multiple Family	8.0%	2.6%	2.8%	*2.8%*	*2.7%*	-5.3	-66%
Mobile Homes	8.8%	11.8%	10.6%	*10.6%*	*0.0%*	-8.8	-100%
Persons per Household	**3.26**	**3.28**	**3.32**	*3.38*	*3.40*	**0.14**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
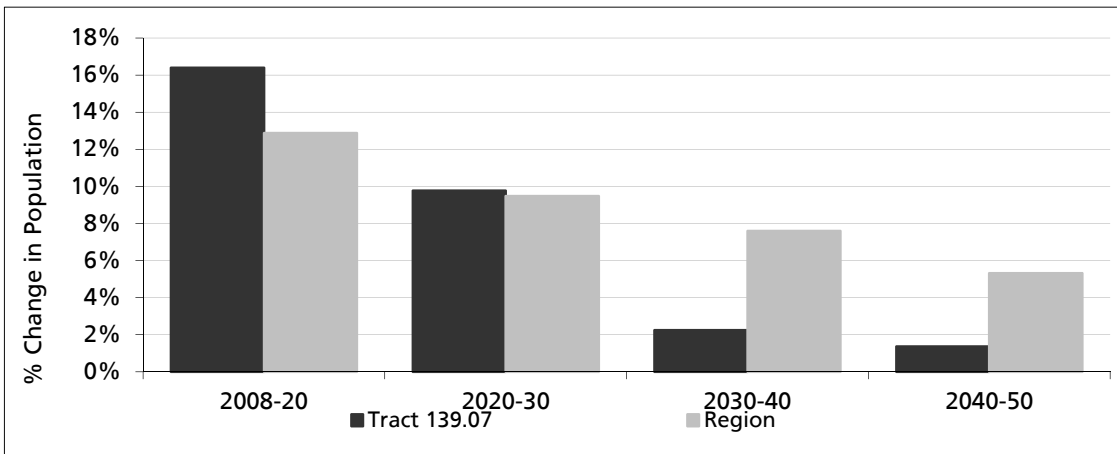
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 139.07
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,060**	**4,726**	**5,188**	**5,304**	**5,376**	**1,316**	**32%**
Under 5	428	461	480	475	452	24	6%
5 to 9	309	365	372	368	350	41	13%
10 to 14	401	469	481	472	469	68	17%
15 to 17	226	225	247	239	236	10	4%
18 to 19	146	148	169	168	167	21	14%
20 to 24	286	274	356	350	337	51	18%
25 to 29	289	348	336	342	324	35	12%
30 to 34	274	293	279	317	305	31	11%
35 to 39	262	238	290	266	275	13	5%
40 to 44	239	256	273	252	289	50	21%
45 to 49	270	280	265	314	288	18	7%
50 to 54	214	257	263	271	256	42	20%
55 to 59	178	262	254	221	272	94	53%
60 to 61	90	150	159	142	160	70	78%
62 to 64	84	165	193	185	191	107	127%
65 to 69	83	157	217	223	215	132	159%
70 to 74	85	144	217	233	236	151	178%
75 to 79	66	76	121	132	126	60	91%
80 to 84	56	58	92	135	136	80	143%
85 and over	74	100	124	199	292	218	295%
Median Age	29.0	31.2	32.7	33.8	35.9	6.9	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,060**	**4,726**	**5,188**	**5,304**	**5,376**	**1,316**	**32%**
Hispanic	1,832	2,333	2,695	2,876	3,004	1,172	64%
Non-Hispanic	2,228	2,393	2,493	2,428	2,372	144	6%
White	783	655	542	401	283	-500	-64%
Black	842	1,071	1,242	1,325	1,398	556	66%
American Indian	4	4	4	4	3	-1	-25%
Asian	306	360	393	399	400	94	31%
Hawaiian / Pacific Islander	51	54	55	52	50	-1	-2%
Other	14	14	13	13	13	-1	-7%
Two or More Races	228	235	244	234	225	-3	-1%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 139.07
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**525**	**528**	**528**	**528**	**528**	**3**	**1%**
Civilian Jobs	525	528	528	528	528	3	1%
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	**330**	**330**	**330**	**330**	**330**	**0**	**0%**
Developed Acres	**259**	**299**	**324**	**326**	**326**	**67**	**26%**
Low Density Single Family	8	5	18	20	20	12	150%
Single Family	119	161	172	172	172	53	45%
Multiple Family	40	40	41	41	41	1	4%
Mobile Homes	10	10	10	10	10	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	49	50	50	50	50	1	1%
Commercial/Services	1	1	1	1	1	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	20	20	20	20	20	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	10	0	0%
Vacant Developable Acres	**68**	**27**	**3**	**1**	**1**	**-67**	**-99%**
Low Density Single Family	14	14	2	0	0	-14	-100%
Single Family	51	12	1	1	1	-51	-99%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	0	0	0	0	-1	-100%
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	**4**	**4**	**4**	**4**	**4**	**0**	**0%**
Employment Density[3]	**10.3**	**10.3**	**10.3**	**10.3**	**10.3**	**-0.1**	**-1%**
Residential Density[4]	**7.6**	**6.9**	**6.7**	**6.6**	**6.6**	**-0.9**	**-12%**

GROWTH TRENDS IN JOBS
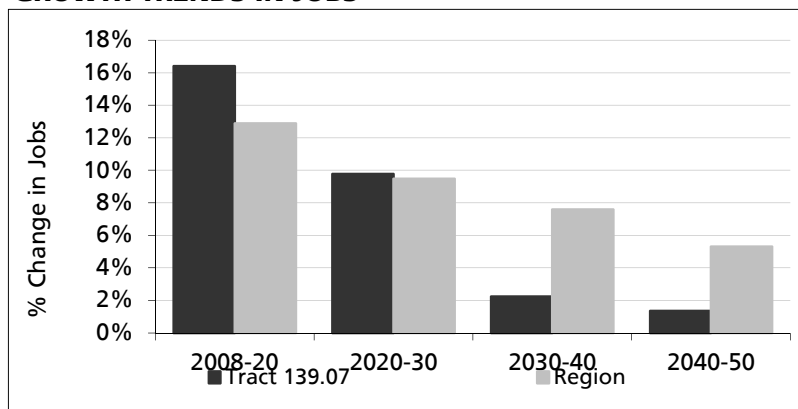
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 139.07
Page 3 of 3