2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 133.08

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,534**	**3,770**	**3,839**	**4,120**	**4,468**	**934**	**26%**
Household Population	3,519	3,749	3,806	4,078	4,414	895	25%
Group Quarters Population	15	21	33	42	54	39	260%
Civilian	15	21	33	42	54	39	260%
Military	0	0	0	0	0	0	0%
Total Housing Units	**980**	**980**	**980**	**1,028**	**1,129**	**149**	**15%**
Single Family	868	868	868	916	920	52	6%
Multiple Family	112	112	112	112	209	97	87%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**879**	**947**	**949**	**997**	**1,093**	**214**	**24%**
Single Family	774	839	840	888	892	118	15%
Multiple Family	105	108	109	109	201	96	91%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**10.3%**	**3.4%**	**3.2%**	**3.0%**	**3.2%**	**-7.1**	**-69%**
Single Family	10.8%	3.3%	3.2%	3.1%	3.0%	-7.8	-72%
Multiple Family	6.3%	3.6%	2.7%	2.7%	3.8%	-2.5	-40%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.00**	**3.96**	**4.01**	**4.09**	**4.04**	**0.04**	**1%**

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	52	47	43	38	40	-12	-23%
$15,000-$29,999	159	153	142	130	138	-21	-13%
$30,000-$44,999	251	258	256	250	272	21	8%
$45,000-$59,999	151	185	194	203	228	77	51%
$60,000-$74,999	135	149	152	188	205	70	52%
$75,000-$99,999	112	110	110	122	127	15	13%
$100,000-$124,999	19	38	38	38	45	26	137%
$125,000-$149,999	0	1	1	1	9	9	0%
$150,000-$199,999	0	5	10	20	22	22	0%
$200,000 or more	0	1	3	7	7	7	0%
Total Households	879	947	949	997	1,093	214	24%
Median Household Income							
Adjusted for inflation ($1999)	$43,655	$46,257	$47,590	$50,948	$51,349	$7,694	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.
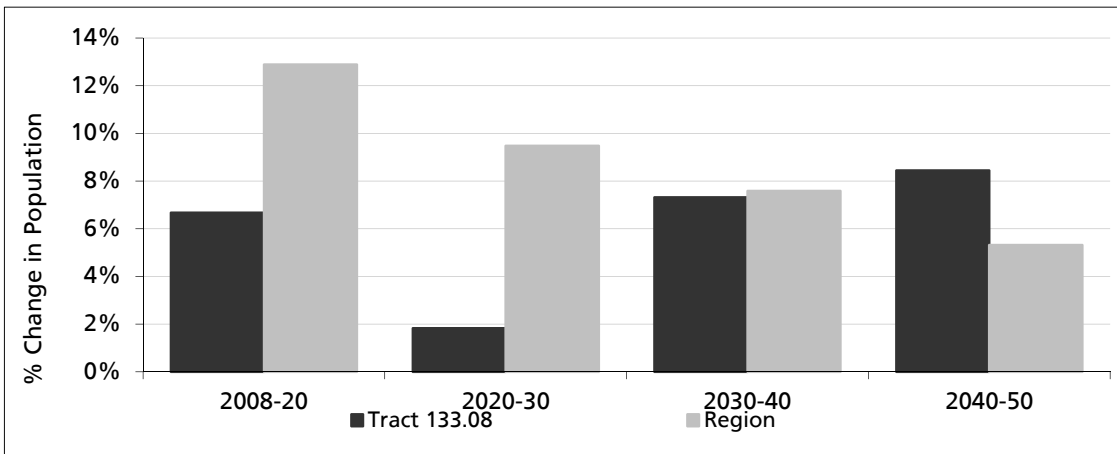
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 133.08
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,534**	**3,770**	**3,839**	**4,120**	**4,468**	**934**	**26%**
Under 5	479	448	424	437	430	-49	-10%
5 to 9	299	359	321	339	342	43	14%
10 to 14	236	270	247	252	267	31	13%
15 to 17	194	179	177	173	185	-9	-5%
18 to 19	145	117	135	127	134	-11	-8%
20 to 24	285	231	291	288	301	16	6%
25 to 29	279	279	259	282	283	4	1%
30 to 34	228	214	174	231	231	3	1%
35 to 39	227	210	219	223	253	26	11%
40 to 44	214	232	215	193	262	48	22%
45 to 49	239	262	231	260	281	42	18%
50 to 54	190	248	271	278	264	74	39%
55 to 59	140	215	233	227	270	130	93%
60 to 61	42	63	71	73	81	39	93%
62 to 64	30	52	56	61	62	32	107%
65 to 69	59	99	127	131	127	68	115%
70 to 74	37	53	72	84	103	66	178%
75 to 79	59	70	109	146	160	101	171%
80 to 84	67	68	101	148	187	120	179%
85 and over	85	101	106	167	245	160	188%
Median Age	27.3	30.0	31.9	33.5	36.2	8.9	33%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,534**	**3,770**	**3,839**	**4,120**	**4,468**	**934**	**26%**
Hispanic	2,862	3,126	3,224	3,499	3,826	964	34%
Non-Hispanic	672	644	615	621	642	-30	-4%
White	369	338	311	305	311	-58	-16%
Black	134	136	133	134	135	1	1%
American Indian	11	8	6	5	4	-7	-64%
Asian	85	90	92	99	109	24	28%
Hawaiian / Pacific Islander	7	6	6	6	6	-1	-14%
Other	1	1	1	1	1	0	0%
Two or More Races	65	65	66	71	76	11	17%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
Tract 133.08
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,225**	**1,225**	**1,514**	**1,898**	**2,256**	**1,031**	**84%**
Civilian Jobs	1,225	1,225	1,514	1,898	2,256	1,031	84%
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	**409**	**409**	**409**	**409**	**409**	**0**	**0%**
Developed Acres	**368**	**368**	**378**	**389**	**407**	**39**	**11%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	75	75	75	75	76	1	1%
Multiple Family	8	8	8	8	12	4	50%
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	58	58	68	79	92	33	57%
Commercial/Services	13	13	13	14	14	1	7%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	56	56	56	56	56	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	158	158	158	158	158	0	0%
Vacant Developable Acres	**41**	**41**	**32**	**20**	**2**	**-39**	**-95%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	3	3	2	-1	-32%
Multiple Family	4	4	4	4	0	-4	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	33	33	24	13	0	-33	-100%
Commercial/Services	1	1	1	0	0	-1	-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]	**17.2**	**17.2**	**18.8**	**20.6**	**21.4**	**4.2**	**24%**
Residential Density[4]	**11.8**	**11.8**	**11.8**	**12.4**	**12.8**	**1.0**	**9%**

GROWTH TRENDS IN JOBS
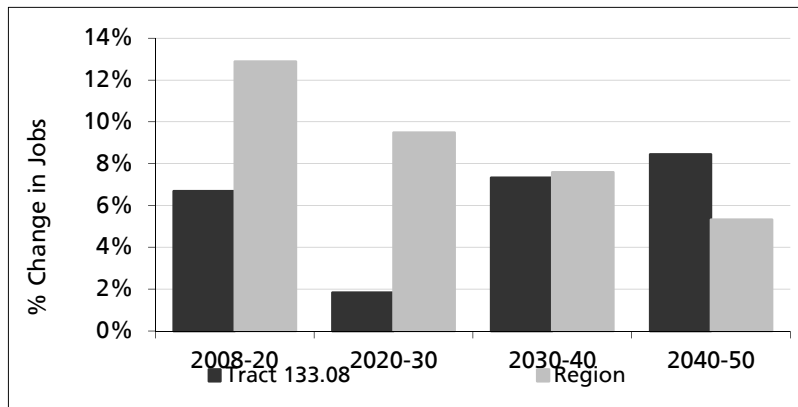
Notes:

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 133.08
Page 3 of 3