2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 60.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,539**	**3,990**	**3,875**	**4,068**	**6,826**	**3,287**	**93%**
Household Population	3,329	3,763	3,601	3,754	6,475	3,146	95%
Group Quarters Population	210	227	274	314	351	141	67%
Civilian	210	227	274	314	351	141	67%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,246**	**2,452**	**2,333**	**2,370**	**3,964**	**1,718**	**76%**
Single Family	609	609	568	567	378	-231	-38%
Multiple Family	1,637	1,843	1,765	1,803	3,586	1,949	119%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,053**	**2,234**	**2,128**	**2,155**	**3,663**	**1,610**	**78%**
Single Family	570	550	518	517	344	-226	-40%
Multiple Family	1,483	1,684	1,610	1,638	3,319	1,836	124%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**8.6%**	**8.9%**	**8.8%**	**9.1%**	**7.6%**	**-1.0**	**-12%**
Single Family	6.4%	9.7%	8.8%	8.8%	9.0%	2.6	41%
Multiple Family	9.4%	8.6%	8.8%	9.2%	7.4%	-2.0	-21%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.62**	**1.68**	**1.69**	**1.74**	**1.77**	**0.15**	**9%**

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	233	206	168	149	169	-64	-27%
$15,000-$29,999	315	323	286	268	314	-1	0%
$30,000-$44,999	386	394	378	373	499	113	29%
$45,000-$59,999	260	377	373	400	560	300	115%
$60,000-$74,999	296	316	325	348	527	231	78%
$75,000-$99,999	182	226	213	220	496	314	173%
$100,000-$124,999	153	164	153	152	354	201	131%
$125,000-$149,999	73	101	97	96	216	143	196%
$150,000-$199,999	46	69	71	74	218	172	374%
$200,000 or more	109	58	64	75	310	201	184%
Total Households	2,053	2,234	2,128	2,155	3,663	1,610	78%
Median Household Income							
Adjusted for inflation ($1999)	$50,337	$52,719	$54,330	$55,781	$68,240	$17,903	36%

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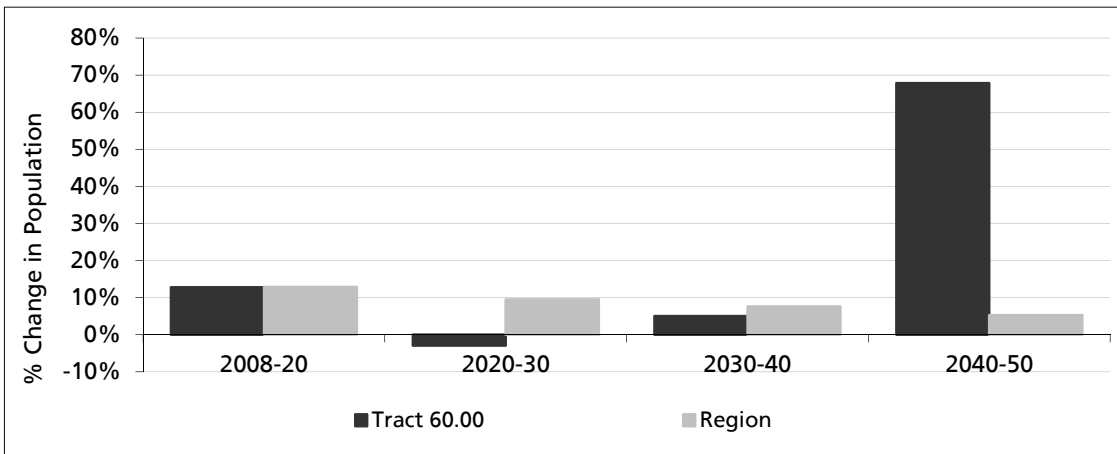
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,539**	**3,990**	**3,875**	**4,068**	**6,826**	**3,287**	**93%**
Under 5	104	105	97	92	142	38	37%
5 to 9	115	124	117	112	178	63	55%
10 to 14	102	124	107	107	171	69	68%
15 to 17	54	49	43	46	72	18	33%
18 to 19	42	39	32	31	48	6	14%
20 to 24	107	104	99	92	150	43	40%
25 to 29	154	191	166	157	264	110	71%
30 to 34	277	297	249	260	399	122	44%
35 to 39	380	313	338	332	502	122	32%
40 to 44	294	263	255	242	421	127	43%
45 to 49	309	272	207	247	417	108	35%
50 to 54	248	239	192	206	324	76	31%
55 to 59	269	328	252	215	430	161	60%
60 to 61	129	168	141	117	235	106	82%
62 to 64	131	223	181	167	286	155	118%
65 to 69	169	302	313	278	405	236	140%
70 to 74	128	235	287	275	437	309	241%
75 to 79	166	207	298	347	538	372	224%
80 to 84	134	146	228	314	522	388	290%
85 and over	227	261	273	431	885	658	290%
Median Age	47.3	52.4	55.7	57.6	58.8	11.5	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,539**	**3,990**	**3,875**	**4,068**	**6,826**	**3,287**	**93%**
Hispanic	680	962	1,035	1,238	2,341	1,661	244%
Non-Hispanic	2,859	3,028	2,840	2,830	4,485	1,626	57%
White	2,553	2,683	2,492	2,447	3,804	1,251	49%
Black	58	63	58	57	89	31	53%
American Indian	17	14	12	12	20	3	18%
Asian	89	111	117	135	254	165	185%
Hawaiian / Pacific Islander	10	11	11	13	24	14	140%
Other	14	13	12	12	21	7	50%
Two or More Races	118	133	138	154	273	155	131%

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	**3,674**	**3,682**	**4,085**	**4,108**	**4,108**	**434**	**12%**
Civilian Jobs	3,674	3,682	4,085	4,108	4,108	434	12%
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	**251**	**251**	**251**	**251**	**251**	**0**	**0%**
Developed Acres	**247**	**247**	**247**	**248**	**249**	**2**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	71	71	70	70	55	-16	-22%
Multiple Family	26	26	23	23	40	14	56%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	-1	-88%
Mixed Use	0	0	15	16	32	32	--
Industrial	2	2	1	1	1	-1	-63%
Commercial/Services	16	16	12	12	7	-9	-57%
Office	17	17	12	11	0	-17	-99%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	79	79	79	79	79	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	35	35	35	35	35	0	0%
Vacant Developable Acres	**4**	**4**	**3**	**3**	**2**	**-2**	**-48%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	2	2	2	2	0	0%
Multiple Family	2	1	1	1	0	-2	-100%
Mixed Use	0	0	0	0	0	0	-100%
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]	**105.0**	**106.2**	**128.0**	**129.0**	**173.5**	**68.5**	**65%**
Residential Density[4]	**23.0**	**24.8**	**23.0**	**23.2**	**35.7**	**12.7**	**55%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 60.00 ■ Region
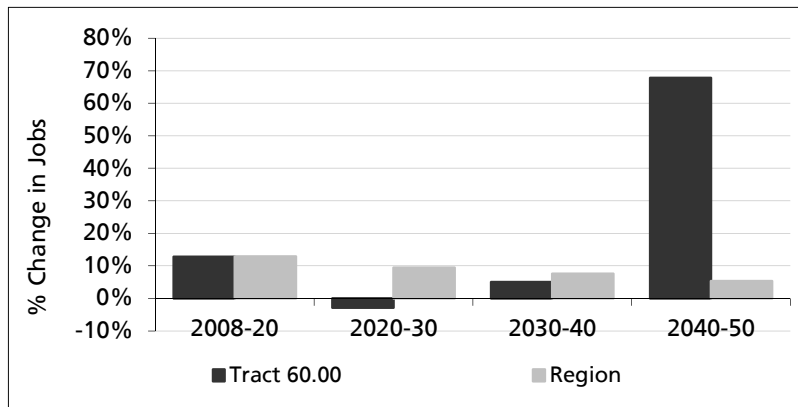
Notes:

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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