2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 185.14

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,228**	**9,130**	**9,327**	**9,488**	**9,616**	**1,388**	**17%**
Household Population	8,207	9,105	9,290	9,437	9,557	1,350	16%
Group Quarters Population	21	25	37	51	59	38	181%
Civilian	21	25	37	51	59	38	181%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,989**	**3,265**	**3,293**	**3,293**	**3,293**	**304**	**10%**
Single Family	2,270	2,489	2,517	2,517	2,517	247	11%
Multiple Family	719	776	776	776	776	57	8%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,895**	**3,165**	**3,197**	**3,198**	**3,205**	**310**	**11%**
Single Family	2,209	2,413	2,444	2,445	2,450	241	11%
Multiple Family	686	752	753	753	755	69	10%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.1%**	**3.1%**	**2.9%**	**2.9%**	**2.7%**	**-0.4**	**-13%**
Single Family	2.7%	3.1%	2.9%	2.9%	2.7%	0.0	0%
Multiple Family	4.6%	3.1%	3.0%	3.0%	2.7%	-1.9	-41%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.83**	**2.88**	**2.91**	**2.95**	**2.98**	**0.15**	**5%**

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	148	128	105	88	80	-68	-46%
$15,000-$29,999	317	290	259	228	216	-101	-32%
$30,000-$44,999	399	392	357	320	298	-101	-25%
$45,000-$59,999	406	417	406	383	363	-43	-11%
$60,000-$74,999	343	387	390	380	370	27	8%
$75,000-$99,999	492	562	573	573	573	81	16%
$100,000-$124,999	363	428	441	452	457	94	26%
$125,000-$149,999	183	261	296	317	323	140	77%
$150,000-$199,999	138	197	257	316	363	225	163%
$200,000 or more	106	103	113	141	162	56	53%
Total Households	2,895	3,165	3,197	3,198	3,205	310	11%
Median Household Income							
Adjusted for inflation ($1999)	$67,762	$73,779	$78,556	$83,726	$87,020	$19,258	28%

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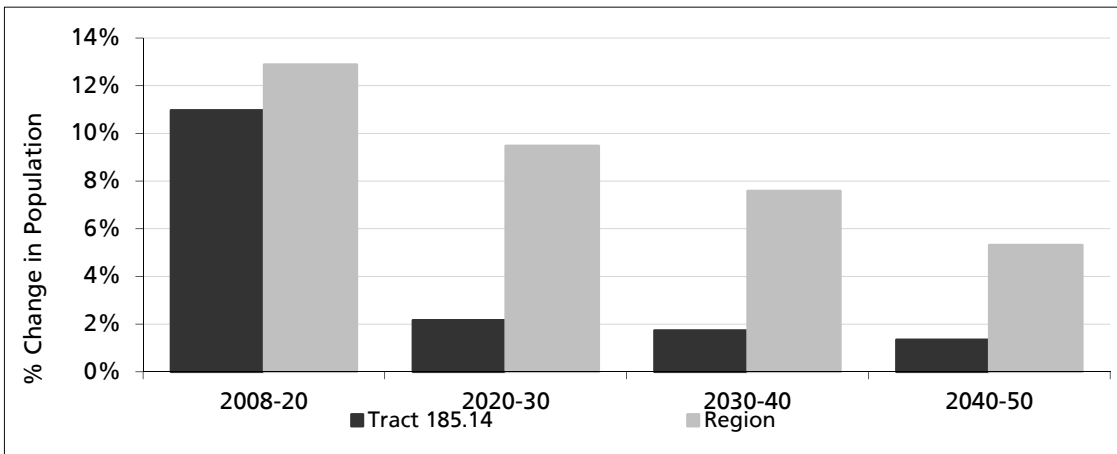
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,228**	**9,130**	**9,327**	**9,488**	**9,616**	**1,388**	**17%**
Under 5	559	569	555	571	575	16	3%
5 to 9	449	498	483	488	490	41	9%
10 to 14	593	649	609	614	611	18	3%
15 to 17	481	494	463	472	488	7	1%
18 to 19	314	287	281	279	283	-31	-10%
20 to 24	637	662	697	652	660	23	4%
25 to 29	513	662	657	620	635	122	24%
30 to 34	361	414	404	443	432	71	20%
35 to 39	416	391	454	463	464	48	12%
40 to 44	690	638	666	629	727	37	5%
45 to 49	821	758	646	766	784	-37	-5%
50 to 54	699	715	659	711	700	1	0%
55 to 59	440	573	496	434	513	73	17%
60 to 61	123	165	141	114	136	13	11%
62 to 64	138	234	214	204	208	70	51%
65 to 69	191	355	404	364	335	144	75%
70 to 74	215	388	496	447	423	208	97%
75 to 79	228	299	477	504	419	191	84%
80 to 84	181	174	297	368	331	150	83%
85 and over	179	205	228	345	402	223	125%
Median Age	37.5	39.2	40.5	41.1	41.2	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,228**	**9,130**	**9,327**	**9,488**	**9,616**	**1,388**	**17%**
Hispanic	1,401	1,926	2,188	2,490	2,789	1,388	99%
Non-Hispanic	6,827	7,204	7,139	6,998	6,827	0	0%
White	4,757	4,769	4,531	4,277	4,003	-754	-16%
Black	604	638	586	504	413	-191	-32%
American Indian	8	10	10	10	11	3	38%
Asian	1,090	1,361	1,547	1,705	1,866	776	71%
Hawaiian / Pacific Islander	31	30	27	25	24	-7	-23%
Other	19	27	32	36	40	21	111%
Two or More Races	318	369	406	441	470	152	48%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,285**	**1,285**	**1,285**	**1,285**	**1,426**	**141**	**11%**
Civilian Jobs	1,285	1,285	1,285	1,285	1,426	141	11%
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	**1,022**	**1,022**	**1,022**	**1,022**	**1,022**	**0**	**0%**
Developed Acres	**970**	**1,022**	**1,022**	**1,022**	**1,022**	**52**	**5%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	361	412	412	412	412	51	14%
Multiple Family	60	65	65	65	65	5	8%
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	0	0	0	0	0	0	0%
Commercial/Services	61	61	61	61	61	0	0%
Office	0	0	0	0	0	0	0%
Schools	33	33	33	33	33	0	0%
Roads and Freeways	187	187	187	187	187	0	0%
Agricultural and Extractive[2]	3	0	0	0	0	-3	-100%
Parks and Military Use	264	264	264	264	264	0	0%
Vacant Developable Acres	**52**	**0**	**0**	**0**	**0**	**-52**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	47	0	0	0	0	-47	-100%
Multiple Family	5	0	0	0	0	-5	-100%
Mixed Use	0	0	0	0	0	0	0%
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]	**13.7**	**13.7**	**13.7**	**13.7**	**15.2**	**1.5**	**11%**
Residential Density[4]	**7.1**	**6.8**	**6.9**	**6.9**	**6.9**	**-0.2**	**-3%**

GROWTH TRENDS IN JOBS
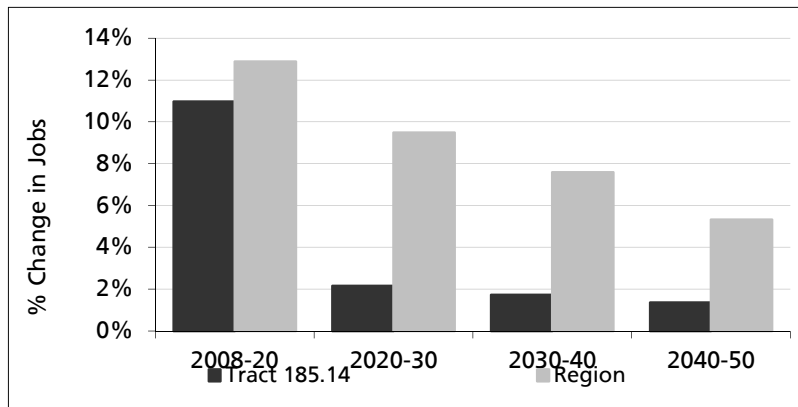
Notes:

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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