2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 100.13

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,303**	**6,147**	**8,565**	**8,767**	**8,819**	**3,516**	**66%**
Household Population	5,233	6,037	8,393	8,510	8,509	3,276	63%
Group Quarters Population	70	110	172	257	310	240	343%
Civilian	70	110	172	257	310	240	343%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,422**	**1,630**	**2,203**	**2,238**	**2,238**	**816**	**57%**
Single Family	469	326	47	47	47	-422	-90%
Multiple Family	865	1,216	2,109	2,191	2,191	1,326	153%
Mobile Homes	88	88	47	0	0	-88	-100%
Occupied Housing Units	**1,332**	**1,535**	**2,118**	**2,153**	**2,151**	**819**	**61%**
Single Family	430	287	26	25	25	-405	-94%
Multiple Family	821	1,167	2,048	2,128	2,126	1,305	159%
Mobile Homes	81	81	44	0	0	-81	-100%
Vacancy Rate	**6.3%**	**5.8%**	**3.9%**	**3.8%**	**3.9%**	**-2.4**	**-38%**
Single Family	8.3%	12.0%	44.7%	46.8%	46.8%	38.5	464%
Multiple Family	5.1%	4.0%	2.9%	2.9%	3.0%	-2.1	-41%
Mobile Homes	8.0%	8.0%	6.4%	0.0%	0.0%	-8.0	-100%
Persons per Household	**3.93**	**3.93**	**3.96**	**3.95**	**3.96**	**0.03**	**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	435	376	321	274	238	-197	-45%
$15,000-$29,999	393	391	382	361	336	-57	-15%
$30,000-$44,999	283	319	408	412	403	120	42%
$45,000-$59,999	115	198	322	339	344	229	199%
$60,000-$74,999	60	114	247	274	282	222	370%
$75,000-$99,999	46	86	223	254	287	241	524%
$100,000-$124,999	0	26	86	92	104	104	0%
$125,000-$149,999	0	16	66	76	77	77	0%
$150,000-$199,999	0	7	49	57	66	66	0%
$200,000 or more	0	2	14	14	14	14	0%
Total Households	1,332	1,535	2,118	2,153	2,151	819	61%
Median Household Income							
Adjusted for inflation ($1999)	$23,817	$30,024	$43,088	$46,305	$49,295	$25,478	107%

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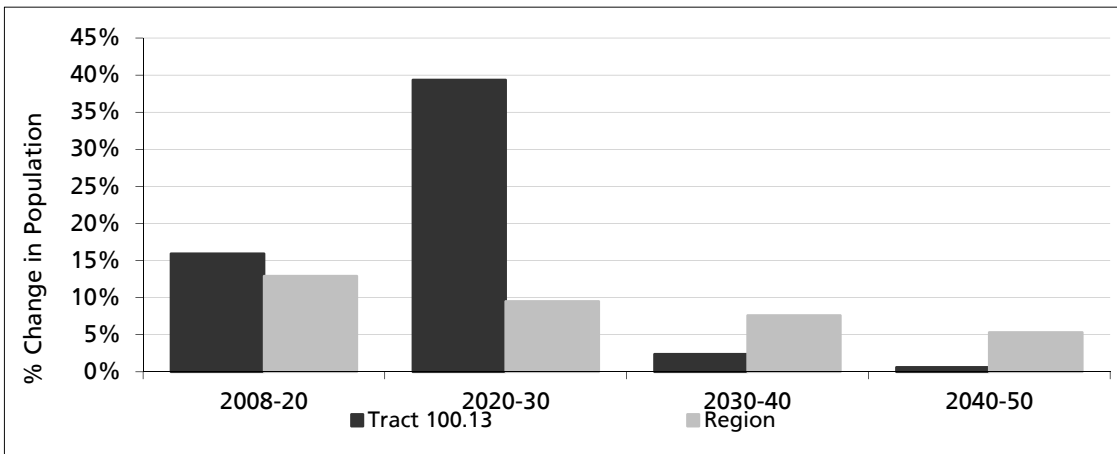
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,303**	**6,147**	**8,565**	**8,767**	**8,819**	**3,516**	**66%**
Under 5	688	738	924	893	811	123	18%
5 to 9	465	623	732	712	661	196	42%
10 to 14	415	518	613	570	549	134	32%
15 to 17	317	324	428	383	380	63	20%
18 to 19	211	187	291	256	256	45	21%
20 to 24	496	432	739	672	635	139	28%
25 to 29	435	436	546	577	529	94	22%
30 to 34	318	292	319	406	383	65	20%
35 to 39	297	281	394	380	413	116	39%
40 to 44	304	332	416	350	451	147	48%
45 to 49	292	357	429	451	441	149	51%
50 to 54	229	339	500	475	406	177	77%
55 to 59	190	334	521	480	515	325	171%
60 to 61	82	155	252	261	272	190	232%
62 to 64	96	188	303	341	310	214	223%
65 to 69	93	149	276	318	293	200	215%
70 to 74	129	182	371	464	520	391	303%
75 to 79	118	130	262	389	463	345	292%
80 to 84	82	88	162	258	327	245	299%
85 and over	46	62	87	131	204	158	343%
Median Age	25.7	27.9	30.1	33.9	37.5	11.8	46%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,303**	**6,147**	**8,565**	**8,767**	**8,819**	**3,516**	**66%**
Hispanic	5,202	6,056	8,472	8,700	8,776	3,574	69%
Non-Hispanic	101	91	93	67	43	-58	-57%
White	60	57	57	35	13	-47	-78%
Black	6	6	7	7	7	1	17%
American Indian	9	5	3	1	1	-8	-89%
Asian	2	2	2	2	3	1	50%
Hawaiian / Pacific Islander	6	5	5	5	5	-1	-17%
Other	5	2	2	1	0	-5	-100%
Two or More Races	13	14	17	16	14	1	8%

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	**853**	**862**	**1,010**	**1,125**	**1,234**	**381**	**45%**
Civilian Jobs	853	862	1,010	1,125	1,234	381	45%
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	**241**	**241**	**241**	**241**	**241**	**0**	**0%**
Developed Acres	**233**	**233**	**241**	**241**	**241**	**8**	**3%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	60	37	1	1	1	-58	-98%
Multiple Family	33	56	97	97	97	64	197%
Mobile Homes	4	4	2	0	0	-4	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	12	15	15	15	--
Industrial	1	1	1	1	1	0	0%
Commercial/Services	23	22	14	13	13	-9	-41%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	3%
Roads and Freeways	100	100	100	100	100	-1	-1%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	3	0	0%
Vacant Developable Acres	**8**	**8**	**0**	**0**	**0**	**-8**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	7	7	0	0	0	-7	-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	-75%
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]	**25.2**	**25.6**	**32.6**	**35.1**	**38.2**	**13.0**	**52%**
Residential Density[4]	**14.8**	**16.9**	**20.7**	**21.1**	**21.1**	**6.3**	**43%**

GROWTH TRENDS IN JOBS
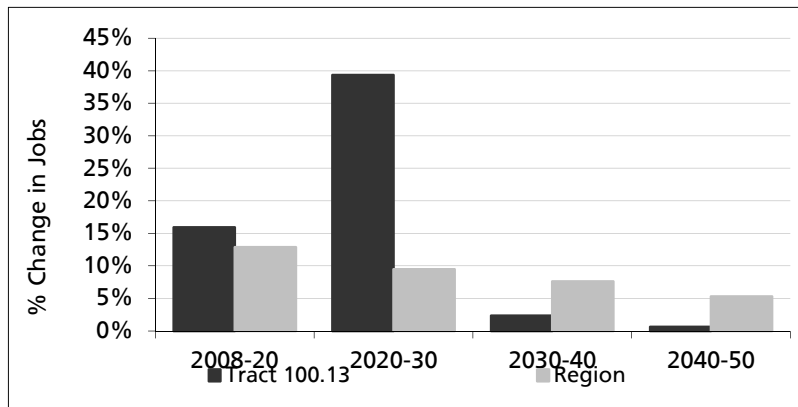
Notes:

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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