2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 9.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,772**	**6,013**	**6,110**	**7,616**	**9,500**	**3,728**	**65%**
Household Population	5,772	6,013	6,110	7,616	9,500	3,728	65%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,176**	**3,211**	**3,251**	**4,001**	**4,946**	**1,770**	**56%**
Single Family	646	646	645	331	4	-642	-99%
Multiple Family	2,530	2,565	2,606	3,670	4,942	2,412	95%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**3,001**	**3,059**	**3,097**	**3,846**	**4,790**	**1,789**	**60%**
Single Family	616	597	603	311	0	-616	-100%
Multiple Family	2,385	2,462	2,494	3,535	4,790	2,405	101%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.5%**	**4.7%**	**4.7%**	**3.9%**	**3.2%**	**-2.3**	**-42%**
Single Family	4.6%	7.6%	6.5%	6.0%	100.0%	95.4	2074%
Multiple Family	5.7%	4.0%	4.3%	3.7%	3.1%	-2.6	-46%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.92**	**1.97**	**1.97**	**1.98**	**1.98**	**0.06**	**3%**

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	825	683	591	540	531	-294	-36%
$15,000-$29,999	876	822	771	744	773	-103	-12%
$30,000-$44,999	639	639	641	685	774	135	21%
$45,000-$59,999	347	360	371	452	555	208	60%
$60,000-$74,999	149	204	217	319	455	306	205%
$75,000-$99,999	114	229	276	471	684	570	500%
$100,000-$124,999	33	89	154	335	485	452	1370%
$125,000-$149,999	4	18	42	138	240	236	5900%
$150,000-$199,999	10	14	26	94	177	167	1670%
$200,000 or more	4	1	8	68	116	112	2800%
Total Households	3,001	3,059	3,097	3,846	4,790	1,789	60%
Median Household Income							
Adjusted for inflation ($1999)	$26,567	$30,575	$34,364	$43,993	$53,568	$27,001	102%

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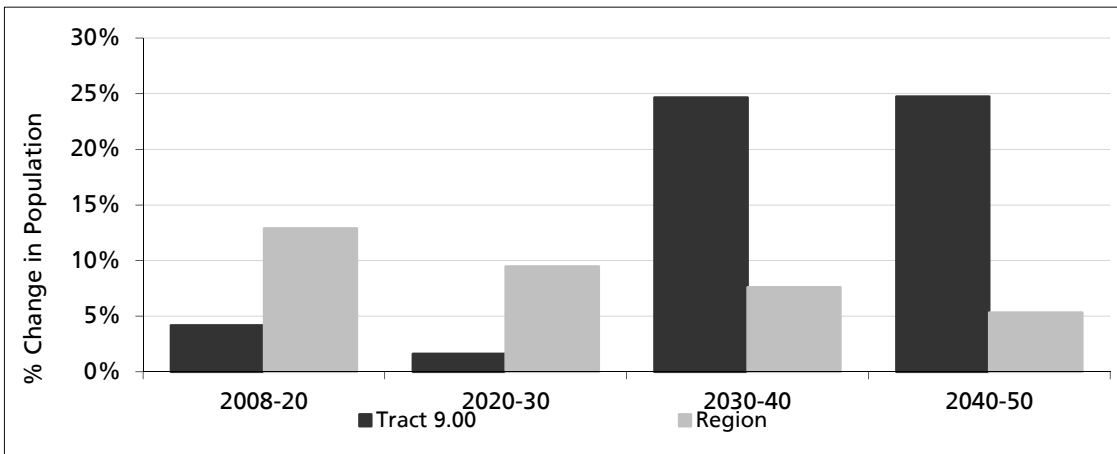
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,772**	**6,013**	**6,110**	**7,616**	**9,500**	**3,728**	**65%**
Under 5	430	425	426	515	617	187	43%
5 to 9	376	422	413	513	631	255	68%
10 to 14	306	330	312	392	504	198	65%
15 to 17	225	239	248	304	406	181	80%
18 to 19	123	124	134	164	221	98	80%
20 to 24	259	278	329	394	496	237	92%
25 to 29	391	468	447	548	693	302	77%
30 to 34	885	895	793	1,071	1,293	408	46%
35 to 39	782	651	742	881	1,071	289	37%
40 to 44	566	491	495	570	827	261	46%
45 to 49	334	305	260	372	456	122	37%
50 to 54	263	266	246	321	385	122	46%
55 to 59	206	250	216	226	339	133	65%
60 to 61	56	73	67	71	105	49	88%
62 to 64	106	176	178	226	284	178	168%
65 to 69	96	173	208	262	307	211	220%
70 to 74	117	195	252	286	310	193	165%
75 to 79	94	109	159	207	208	114	121%
80 to 84	87	71	110	156	146	59	68%
85 and over	70	72	75	137	201	131	187%
Median Age	34.4	34.0	34.7	34.6	34.6	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,772**	**6,013**	**6,110**	**7,616**	**9,500**	**3,728**	**65%**
Hispanic	1,964	2,413	2,640	3,607	4,855	2,891	147%
Non-Hispanic	3,808	3,600	3,470	4,009	4,645	837	22%
White	2,378	2,153	2,026	2,271	2,518	140	6%
Black	681	662	620	688	783	102	15%
American Indian	32	25	22	25	27	-5	-16%
Asian	358	391	414	544	724	366	102%
Hawaiian / Pacific Islander	98	120	129	152	180	82	84%
Other	34	26	23	27	34	0	0%
Two or More Races	227	223	236	302	379	152	67%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**989**	**989**	**1,085**	**1,202**	**1,246**	**257**	**26%**
Civilian Jobs	989	989	1,085	1,202	1,246	257	26%
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	**147**	**147**	**147**	**147**	**147**	**0**	**0%**
Developed Acres	**145**	**145**	**145**	**146**	**147**	**2**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	33	33	33	17	0	-33	-100%
Multiple Family	45	46	45	61	78	33	73%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	6	14	17	17	--
Industrial	1	1	0	0	0	-1	-100%
Commercial/Services	14	14	10	3	1	-13	-95%
Office	1	1	0	0	0	-1	-100%
Schools	1	1	1	1	1	0	0%
Roads and Freeways	51	51	51	51	51	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**2**	**2**	**2**	**1**	**0**	**-2**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2	2	2	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]	**59.5**	**61.9**	**80.2**	**113.8**	**124.3**	**64.8**	**109%**
Residential Density[4]	**40.6**	**40.7**	**40.0**	**46.9**	**57.1**	**16.5**	**41%**

GROWTH TRENDS IN JOBS
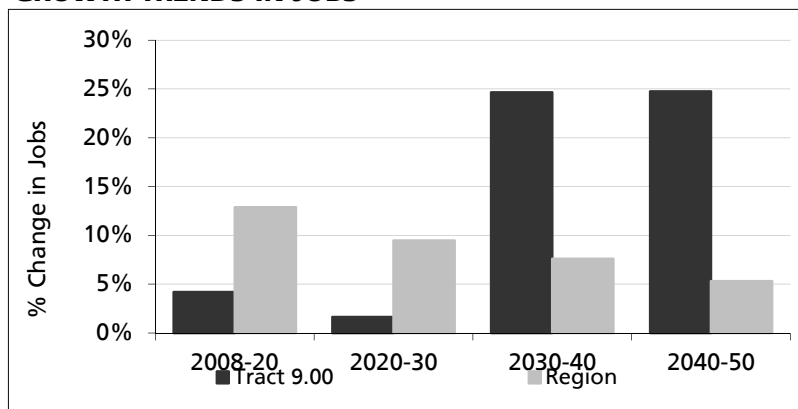
Notes:

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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