POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,833**	**2,917**	**3,253**	**3,349**	**3,441**	**608**	**21%**
Household Population	2,803	2,866	3,164	3,209	3,263	460	16%
Group Quarters Population	30	51	89	140	178	148	493%
Civilian	30	51	89	140	178	148	493%
Military	0	0	0	0	0	0	0%
Total Housing Units	**891**	**898**	**986**	**986**	**986**	**95**	**11%**
Single Family	791	798	886	886	886	95	12%
Multiple Family	100	100	100	100	100	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**830**	**846**	**937**	**937**	**938**	**108**	**13%**
Single Family	734	753	843	843	844	110	15%
Multiple Family	96	93	94	94	94	-2	-2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.8%**	**5.8%**	**5.0%**	**5.0%**	**4.9%**	**-1.9**	**-28%**
Single Family	7.2%	5.6%	4.9%	4.9%	4.7%	-2.5	-35%
Multiple Family	4.0%	7.0%	6.0%	6.0%	6.0%	2.0	50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.38**	**3.39**	**3.38**	**3.42**	**3.48**	**0.10**	**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	46	37	31	23	20	-26	-57%
$15,000-$29,999	124	105	86	75	69	-55	-44%
$30,000-$44,999	144	138	121	100	89	-55	-38%
$45,000-$59,999	130	130	126	119	113	-17	-13%
$60,000-$74,999	144	136	139	137	135	-9	-6%
$75,000-$99,999	124	122	140	140	140	16	13%
$100,000-$124,999	59	72	94	96	97	38	64%
$125,000-$149,999	19	51	79	80	80	61	321%
$150,000-$199,999	27	46	99	136	154	127	470%
$200,000 or more	13	9	22	31	41	28	215%
Total Households	830	846	937	937	938	108	13%
Median Household Income							
Adjusted for inflation ($1999)	$56,654	$61,434	$71,277	$77,589	$82,679	$26,025	46%

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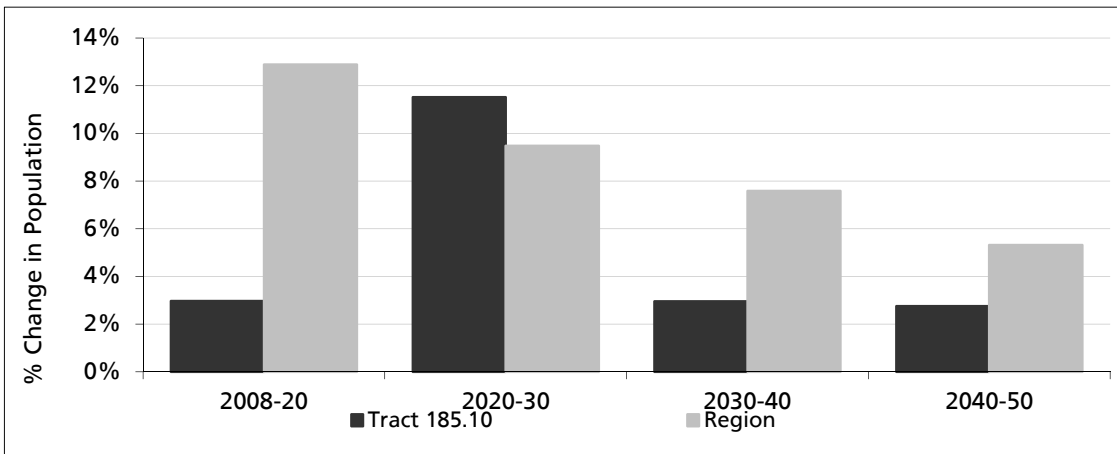
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,833**	**2,917**	**3,253**	**3,349**	**3,441**	**608**	**21%**
Under 5	409	389	421	431	425	16	4%
5 to 9	219	226	245	256	259	40	18%
10 to 14	183	197	209	214	221	38	21%
15 to 17	139	135	141	139	144	5	4%
18 to 19	98	89	101	101	109	11	11%
20 to 24	205	187	248	248	259	54	26%
25 to 29	238	256	282	298	301	63	26%
30 to 34	192	192	192	229	229	37	19%
35 to 39	199	181	216	224	252	53	27%
40 to 44	167	168	184	170	220	53	32%
45 to 49	194	175	172	201	209	15	8%
50 to 54	125	131	143	154	141	16	13%
55 to 59	126	150	154	146	168	42	33%
60 to 61	58	80	88	88	101	43	74%
62 to 64	53	76	75	71	66	13	25%
65 to 69	66	100	113	90	75	9	14%
70 to 74	46	71	87	67	51	5	11%
75 to 79	47	52	86	99	88	41	87%
80 to 84	38	31	55	63	49	11	29%
85 and over	31	31	41	60	74	43	139%
Median Age	28.4	29.6	29.6	29.8	30.1	1.7	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,833**	**2,917**	**3,253**	**3,349**	**3,441**	**608**	**21%**
Hispanic	1,252	1,475	1,757	1,927	2,088	836	67%
Non-Hispanic	1,581	1,442	1,496	1,422	1,353	-228	-14%
White	1,015	873	868	794	720	-295	-29%
Black	147	134	129	107	86	-61	-41%
American Indian	33	33	33	30	28	-5	-15%
Asian	206	224	267	285	304	98	48%
Hawaiian / Pacific Islander	40	34	31	27	26	-14	-35%
Other	8	10	13	15	17	9	113%
Two or More Races	132	134	155	164	172	40	30%

GROWTH TRENDS IN TOTAL POPULATION

Bar chart: % Change in Population by period, comparing Tract 185.10 and Region.

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	**927**	**927**	**927**	**1,183**	**1,766**	**839**	**91%**
Civilian Jobs	927	927	927	1,183	1,766	839	91%
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	**504**	**504**	**504**	**504**	**504**	**0**	**0%**
Developed Acres	**465**	**466**	**477**	**487**	**501**	**37**	**8%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	155	157	167	167	167	12	8%
Multiple Family	6	6	6	6	6	0	0%
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	22	22	22	22	37	14	65%
Commercial/Services	18	18	18	28	28	10	58%
Office	3	3	3	3	3	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	111	111	111	111	111	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	139	139	139	139	139	0	0%
Vacant Developable Acres	**39**	**38**	**27**	**17**	**2**	**-37**	**-94%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	12	11	0	0	0	-12	-97%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	14	14	14	14	0	-14	-100%
Commercial/Services	10	10	10	0	0	-10	-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	2	2	2	2	2	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**17.3**	**17.3**	**17.3**	**18.6**	**22.6**	**5.3**	**31%**
Residential Density[4]	**5.5**	**5.5**	**5.7**	**5.7**	**5.7**	**0.2**	**3%**

GROWTH TRENDS IN JOBS
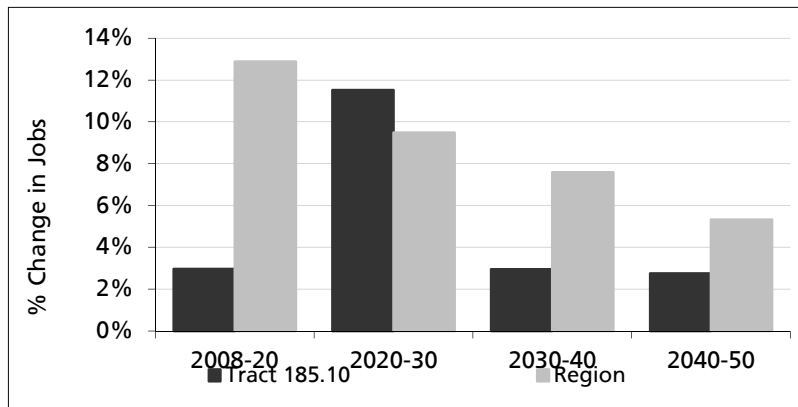
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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