2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 82.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,408**	**4,342**	**6,849**	**7,270**	**7,424**	**4,016**	**118%**
Household Population	3,218	4,095	6,516	6,829	6,897	3,679	114%
Group Quarters Population	190	247	333	441	527	337	177%
Civilian	190	247	333	441	527	337	177%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,336**	**2,589**	**3,755**	**3,990**	**4,027**	**1,691**	**72%**
Single Family	436	432	390	388	388	-48	-11%
Multiple Family	1,900	2,157	3,365	3,602	3,639	1,739	92%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,857**	**2,251**	**3,421**	**3,606**	**3,651**	**1,794**	**97%**
Single Family	352	345	325	326	332	-20	-6%
Multiple Family	1,505	1,906	3,096	3,280	3,319	1,814	121%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**20.5%**	**13.1%**	**8.9%**	**9.6%**	**9.3%**	**-11.2**	**-55%**
Single Family	19.3%	20.1%	16.7%	16.0%	14.4%	-4.9	-25%
Multiple Family	20.8%	11.6%	8.0%	8.9%	8.8%	-12.0	-58%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.73**	**1.82**	**1.90**	**1.89**	**1.89**	**0.16**	**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	129	111	105	97	90	-39	-30%
$15,000-$29,999	243	243	238	227	213	-30	-12%
$30,000-$44,999	254	245	257	251	243	-11	-4%
$45,000-$59,999	269	240	261	260	256	-13	-5%
$60,000-$74,999	240	232	273	273	270	30	13%
$75,000-$99,999	275	278	382	398	394	119	43%
$100,000-$124,999	175	187	293	304	307	132	75%
$125,000-$149,999	80	159	251	257	262	182	228%
$150,000-$199,999	84	204	402	443	452	368	438%
$200,000 or more	108	352	959	1,096	1,164	1,056	978%
Total Households	1,857	2,251	3,421	3,606	3,651	1,794	97%
Median Household Income							
Adjusted for inflation ($1999)	$62,094	$79,901	$116,596	$124,424	$130,010	$67,916	109%

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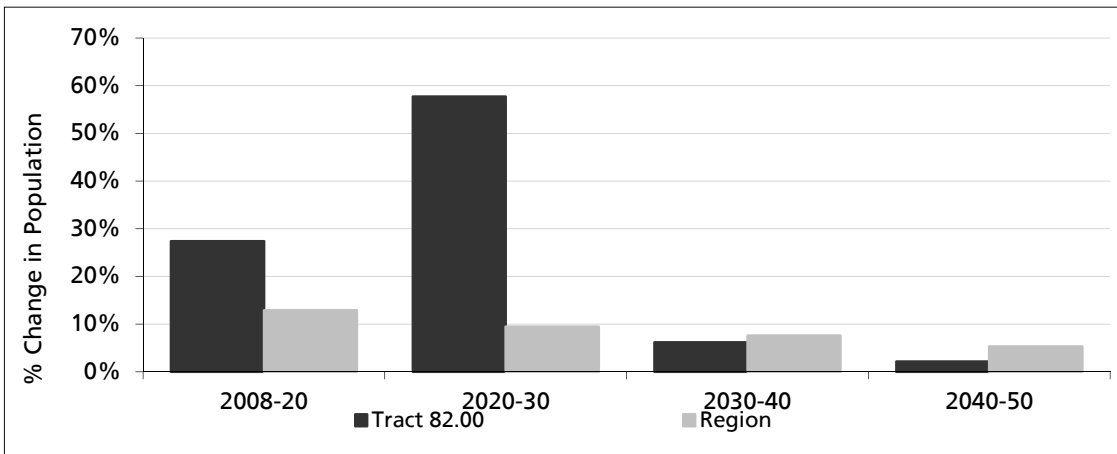
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,408**	**4,342**	**6,849**	**7,270**	**7,424**	**4,016**	**118%**
Under 5	101	108	160	155	152	51	50%
5 to 9	103	114	169	166	163	60	58%
10 to 14	73	86	121	123	122	49	67%
15 to 17	56	58	71	80	78	22	39%
18 to 19	37	40	51	55	58	21	57%
20 to 24	83	91	142	136	139	56	67%
25 to 29	108	153	220	197	212	104	96%
30 to 34	220	252	341	326	295	75	34%
35 to 39	342	284	497	482	429	87	25%
40 to 44	261	240	390	377	388	127	49%
45 to 49	272	272	343	403	400	128	47%
50 to 54	232	253	322	349	343	111	48%
55 to 59	261	367	451	385	473	212	81%
60 to 61	113	170	212	171	223	110	97%
62 to 64	134	254	333	312	330	196	146%
65 to 69	219	469	771	672	607	388	177%
70 to 74	118	255	473	417	365	247	209%
75 to 79	145	220	509	574	491	346	239%
80 to 84	206	223	565	727	649	443	215%
85 and over	324	433	708	1,163	1,507	1,183	365%
Median Age	51.0	58.0	61.4	64.2	64.2	13.2	26%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,408**	**4,342**	**6,849**	**7,270**	**7,424**	**4,016**	**118%**
Hispanic	390	550	906	1,001	1,054	664	170%
Non-Hispanic	3,018	3,792	5,943	6,269	6,370	3,352	111%
White	2,749	3,423	5,319	5,569	5,614	2,865	104%
Black	28	38	62	68	73	45	161%
American Indian	11	14	21	20	19	8	73%
Asian	104	158	284	332	374	270	260%
Hawaiian / Pacific Islander	8	12	18	19	19	11	138%
Other	19	18	23	22	22	3	16%
Two or More Races	99	129	216	239	249	150	152%

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	**8,756**	**8,968**	**9,228**	**9,324**	**9,353**	**597**	**7%**
Civilian Jobs	8,756	8,968	9,228	9,324	9,353	597	7%
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	**319**	**319**	**319**	**319**	**319**	**0**	**0%**
Developed Acres	**315**	**315**	**318**	**319**	**319**	**4**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	53	53	51	51	51	-2	-4%
Multiple Family	47	47	51	52	52	5	11%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	14	56	57	57	57	--
Industrial	4	3	0	0	0	-4	-100%
Commercial/Services	59	49	15	14	14	-45	-77%
Office	10	7	3	3	3	-7	-70%
Schools	12	11	11	11	11	0	-3%
Roads and Freeways	101	101	101	101	101	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	30	0	0%
Vacant Developable Acres	**4**	**4**	**1**	**0**	**0**	**-4**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	0	0	0	-1	-94%
Multiple Family	3	3	1	0	0	-3	-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]	**104.6**	**116.3**	**161.7**	**165.6**	**166.1**	**61.6**	**59%**
Residential Density[4]	**23.4**	**24.3**	**29.0**	**30.4**	**30.7**	**7.3**	**31%**

GROWTH TRENDS IN JOBS
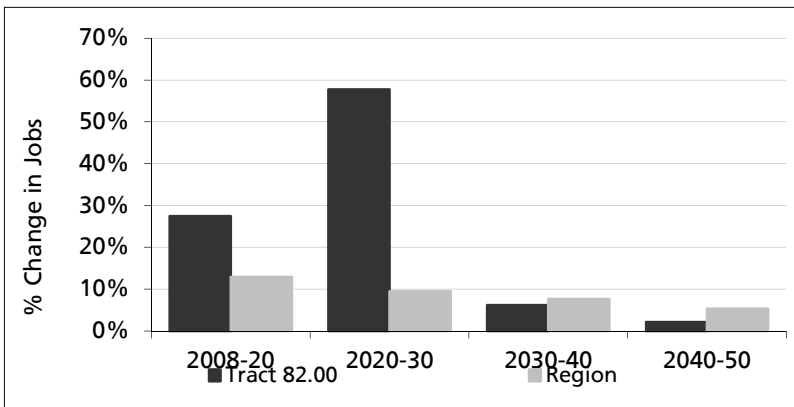
Notes:

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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