2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 215.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,180**	**14,096**	**14,471**	**14,805**	**16,341**	**8,161**	**100%**
Household Population	8,098	14,005	14,356	14,663	16,182	8,084	100%
Group Quarters Population	82	91	115	142	159	77	94%
Civilian	82	91	115	142	159	77	94%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,748**	**5,187**	**5,292**	**5,354**	**5,757**	**3,009**	**109%**
Single Family	2,356	3,353	3,458	3,458	3,861	1,505	64%
Multiple Family	392	1,834	1,834	1,896	1,896	1,504	384%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,650**	**5,044**	**5,165**	**5,229**	**5,629**	**2,979**	**112%**
Single Family	2,265	3,236	3,353	3,356	3,755	1,490	66%
Multiple Family	385	1,808	1,812	1,873	1,874	1,489	387%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.6%**	**2.8%**	**2.4%**	**2.3%**	**2.2%**	**-1.4**	**-39%**
Single Family	3.9%	3.5%	3.0%	2.9%	2.7%	-1.2	-31%
Multiple Family	1.8%	1.4%	1.2%	1.2%	1.2%	-0.6	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.06**	**2.78**	**2.78**	**2.80**	**2.87**	**-0.19**	**-6%**

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	47	437	326	281	260	213	453%
$15,000-$29,999	125	552	444	392	377	252	202%
$30,000-$44,999	122	544	480	439	435	313	257%
$45,000-$59,999	79	440	415	389	400	321	406%
$60,000-$74,999	165	422	420	411	426	261	158%
$75,000-$99,999	349	554	597	608	645	296	85%
$100,000-$124,999	284	484	548	574	640	356	125%
$125,000-$149,999	281	360	425	457	506	225	80%
$150,000-$199,999	457	528	619	676	756	299	65%
$200,000 or more	741	723	891	1,002	1,184	443	60%
Total Households	2,650	5,044	5,165	5,229	5,629	2,979	112%
Median Household Income							
Adjusted for inflation ($1999)	$138,701	$80,731	$95,833	$104,116	$110,605	($28,096)	-20%

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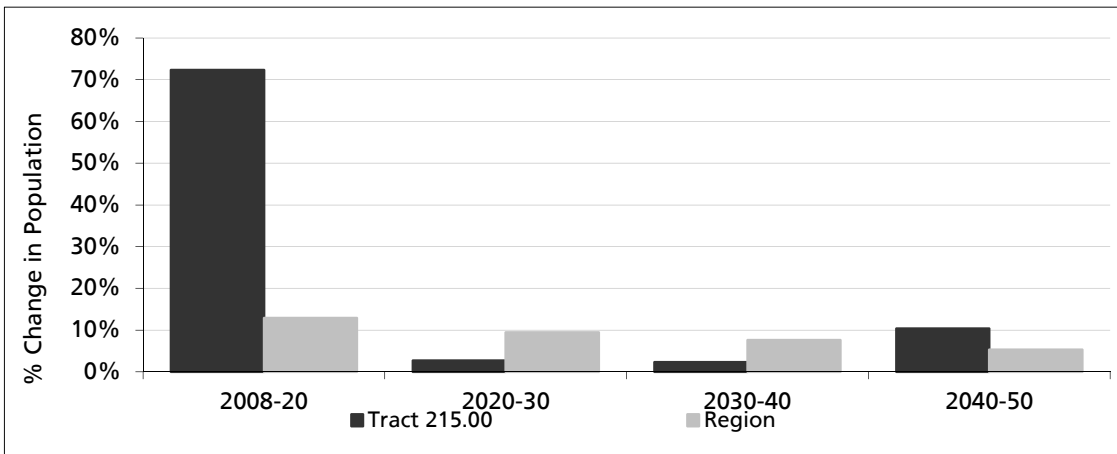
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,180**	**14,096**	**14,471**	**14,805**	**16,341**	**8,161**	**100%**
Under 5	353	602	630	616	634	281	80%
5 to 9	495	812	858	872	941	446	90%
10 to 14	925	1,490	1,446	1,534	1,673	748	81%
15 to 17	585	891	873	927	1,028	443	76%
18 to 19	319	448	406	405	444	125	39%
20 to 24	690	1,059	1,226	1,172	1,326	636	92%
25 to 29	307	690	724	759	845	538	175%
30 to 34	220	434	411	497	524	304	138%
35 to 39	250	410	439	441	501	251	100%
40 to 44	648	830	917	897	1,079	431	67%
45 to 49	902	1,214	1,050	1,266	1,447	545	60%
50 to 54	810	1,113	994	1,109	1,148	338	42%
55 to 59	583	1,124	998	895	1,153	570	98%
60 to 61	197	403	350	297	390	193	98%
62 to 64	224	623	562	505	579	355	158%
65 to 69	264	822	970	861	842	578	219%
70 to 74	148	534	710	630	622	474	320%
75 to 79	107	264	444	461	424	317	296%
80 to 84	71	129	228	295	271	200	282%
85 and over	82	204	235	366	470	388	473%
Median Age	38.9	41.3	41.2	41.0	41.2	2.3	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,180**	**14,096**	**14,471**	**14,805**	**16,341**	**8,161**	**100%**
Hispanic	787	1,859	2,067	2,323	2,768	1,981	252%
Non-Hispanic	7,393	12,237	12,404	12,482	13,573	6,180	84%
White	5,513	8,612	8,470	7,991	8,051	2,538	46%
Black	41	69	75	79	81	40	98%
American Indian	22	136	194	217	224	202	918%
Asian	1,539	2,738	2,826	3,166	3,920	2,381	155%
Hawaiian / Pacific Islander	42	185	258	325	393	351	836%
Other	33	114	130	153	186	153	464%
Two or More Races	203	383	451	551	718	515	254%

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	**1,430**	**2,250**	**2,799**	**3,218**	**3,586**	**2,156**	**151%**
Civilian Jobs	1,430	2,250	2,799	3,218	3,586	2,156	151%
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	**3,092**	**3,092**	**3,092**	**3,092**	**3,092**	**0**	**0%**
Developed Acres	**2,844**	**3,015**	**3,080**	**3,086**	**3,091**	**247**	**9%**
Low Density Single Family	26	27	27	27	27	2	6%
Single Family	527	732	790	790	790	263	50%
Multiple Family	23	85	85	85	85	61	261%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	38	38	38	38	38	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	289	290	291	291	291	2	1%
Office	0	5	11	17	22	22	--
Schools	121	127	134	135	135	13	11%
Roads and Freeways	395	395	395	395	395	0	0%
Agricultural and Extractive[2]	187	21	14	4	4	-183	-98%
Parks and Military Use	1,276	1,296	1,296	1,305	1,305	29	2%
Vacant Developable Acres	**248**	**77**	**12**	**6**	**1**	**-247**	**-100%**
Low Density Single Family	7	0	0	0	0	-7	-100%
Single Family	142	58	0	0	0	-141	-100%
Multiple Family	33	0	0	0	0	-33	-100%
Mixed Use	28	0	0	0	0	-28	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	1	0	0	0	-2	-100%
Office	22	17	11	5	0	-22	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	13	0	0	0	0	-13	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**3.5**	**5.1**	**6.2**	**7.0**	**7.7**	**4.2**	**121%**
Residential Density[4]	**4.8**	**6.0**	**5.7**	**5.8**	**6.3**	**1.5**	**31%**

GROWTH TRENDS IN JOBS

Legend: ■ Tract 215.00　■ Region
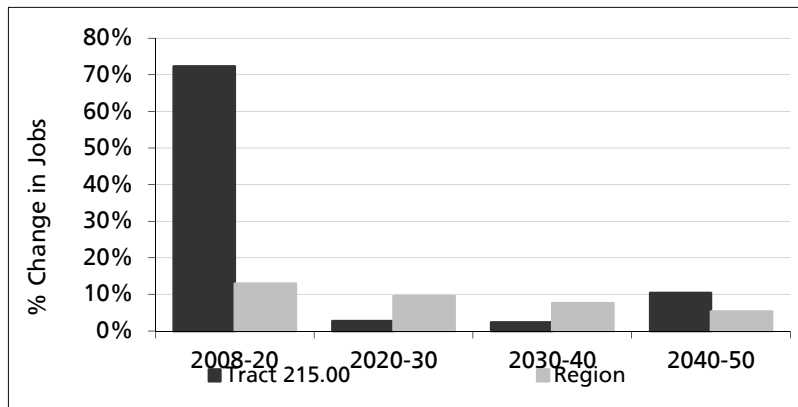
Notes:

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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