2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 42.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,897**	**6,236**	**6,572**	**6,873**	**6,887**	**990**	**17%**
Household Population	5,786	6,118	6,446	6,735	6,740	954	16%
Group Quarters Population	111	118	126	138	147	36	32%
Civilian	111	118	126	138	147	36	32%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,497**	**2,593**	**2,689**	**2,796**	**2,815**	**318**	**13%**
Single Family	2,300	2,305	2,308	2,314	2,318	18	1%
Multiple Family	197	288	381	482	497	300	152%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,364**	**2,462**	**2,582**	**2,687**	**2,700**	**336**	**14%**
Single Family	2,176	2,206	2,230	2,238	2,242	66	3%
Multiple Family	188	256	352	449	458	270	144%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.3%**	**5.1%**	**4.0%**	**3.9%**	**4.1%**	**-1.2**	**-23%**
Single Family	5.4%	4.3%	3.4%	3.3%	3.3%	-2.1	-39%
Multiple Family	4.6%	11.1%	7.6%	6.8%	7.8%	3.2	70%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.45**	**2.48**	**2.50**	**2.51**	**2.50**	**0.05**	**2%**

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	252	216	192	172	164	-88	-35%
$15,000-$29,999	314	294	276	268	265	-49	-16%
$30,000-$44,999	357	378	391	400	401	44	12%
$45,000-$59,999	369	407	463	498	512	143	39%
$60,000-$74,999	353	386	405	427	430	77	22%
$75,000-$99,999	368	391	416	436	436	68	18%
$100,000-$124,999	163	185	202	220	223	60	37%
$125,000-$149,999	89	100	116	126	129	40	45%
$150,000-$199,999	99	95	105	115	115	16	16%
$200,000 or more	0	10	16	25	25	25	0%
Total Households	2,364	2,462	2,582	2,687	2,700	336	14%
Median Household Income							
Adjusted for inflation ($1999)	$55,528	$57,641	$58,996	$60,193	$60,279	$4,751	9%

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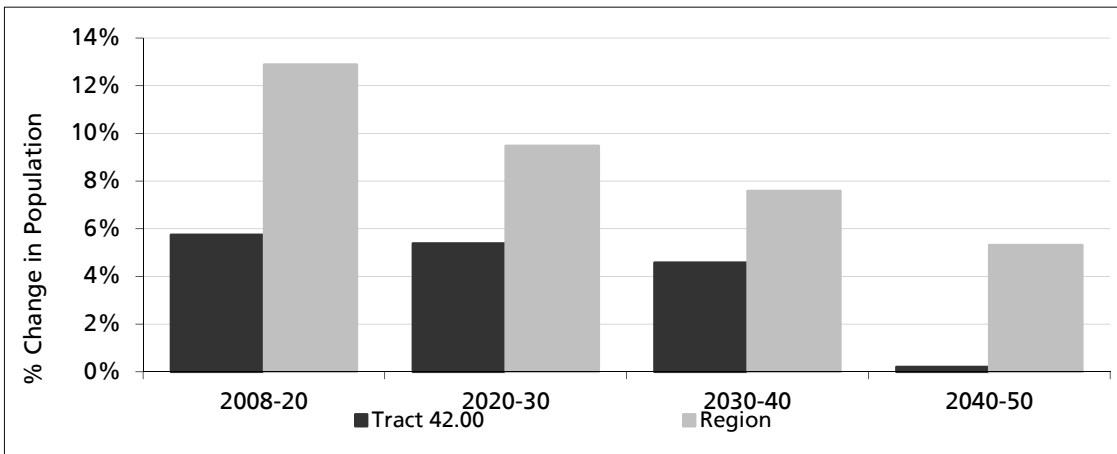
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,897**	**6,236**	**6,572**	**6,873**	**6,887**	**990**	**17%**
Under 5	333	316	337	334	319	-14	-4%
5 to 9	275	292	302	306	295	20	7%
10 to 14	299	339	327	341	337	38	13%
15 to 17	177	178	174	178	184	7	4%
18 to 19	112	101	104	102	104	-8	-7%
20 to 24	272	263	303	300	308	36	13%
25 to 29	296	347	341	345	343	47	16%
30 to 34	430	441	411	454	428	-2	0%
35 to 39	555	469	557	552	498	-57	-10%
40 to 44	599	545	584	561	599	0	0%
45 to 49	635	554	485	576	567	-68	-11%
50 to 54	537	509	467	504	474	-63	-12%
55 to 59	434	512	447	384	452	18	4%
60 to 61	141	187	175	151	180	39	28%
62 to 64	138	235	239	246	244	106	77%
65 to 69	176	322	400	395	368	192	109%
70 to 74	137	239	344	370	396	259	189%
75 to 79	111	133	216	266	265	154	139%
80 to 84	119	117	203	266	249	130	109%
85 and over	121	137	156	242	277	156	129%
Median Age	41.7	43.4	43.7	44.7	45.3	3.6	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,897**	**6,236**	**6,572**	**6,873**	**6,887**	**990**	**17%**
Hispanic	1,800	2,296	2,628	3,039	3,324	1,524	85%
Non-Hispanic	4,097	3,940	3,944	3,834	3,563	-534	-13%
White	3,305	3,118	3,070	2,916	2,631	-674	-20%
Black	264	265	261	245	227	-37	-14%
American Indian	10	8	7	7	7	-3	-30%
Asian	191	219	241	271	294	103	54%
Hawaiian / Pacific Islander	10	11	12	13	14	4	40%
Other	15	13	13	14	16	1	7%
Two or More Races	302	306	340	368	374	72	24%

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	**894**	**894**	**894**	**894**	**904**	**10**	**1%**
Civilian Jobs	894	894	894	894	904	10	1%
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	**614**	**614**	**614**	**614**	**614**	**0**	**0%**
Developed Acres	**606**	**607**	**607**	**608**	**609**	**3**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	288	288	288	289	290	1	1%
Multiple Family	13	16	20	20	20	7	56%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	0	0	0	1	1	--
Industrial	6	4	0	0	0	-6	-100%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	0%
Schools	15	15	15	15	15	0	0%
Roads and Freeways	169	169	169	169	169	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	114	114	114	114	114	0	0%
Vacant Developable Acres	**8**	**7**	**7**	**6**	**5**	**-3**	**-38%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	6	5	5	4	-3	-38%
Multiple Family	1	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
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	1	1	1	1	1	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**42.2**	**47.2**	**58.4**	**58.4**	**58.9**	**16.7**	**40%**
Residential Density[4]	**8.3**	**8.5**	**8.7**	**9.0**	**9.0**	**0.8**	**10%**

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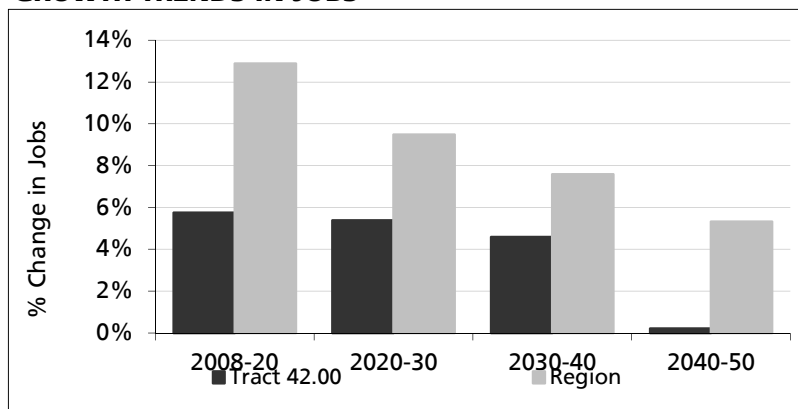
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as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