POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,070**	**3,187**	**3,271**	**3,385**	**3,436**	**366**	**12%**
Household Population	2,815	2,908	2,953	3,016	3,022	207	7%
Group Quarters Population	255	279	318	369	414	159	62%
Civilian	255	279	318	369	414	159	62%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,294**	**1,309**	**1,315**	**1,329**	**1,329**	**35**	**3%**
Single Family	1,174	1,189	1,195	1,207	1,207	33	3%
Multiple Family	120	120	120	122	122	2	2%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,247**	**1,265**	**1,274**	**1,289**	**1,293**	**46**	**4%**
Single Family	1,131	1,151	1,160	1,174	1,179	48	4%
Multiple Family	116	114	114	115	114	-2	-2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.6%**	**3.4%**	**3.1%**	**3.0%**	**2.7%**	**-0.9**	**-25%**
Single Family	3.7%	3.2%	2.9%	2.7%	2.3%	-1.4	-38%
Multiple Family	3.3%	5.0%	5.0%	5.7%	6.6%	3.3	100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.26**	**2.30**	**2.32**	**2.34**	**2.34**	**0.08**	**4%**

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	77	63	59	53	49	-28	-36%
$15,000-$29,999	79	71	63	57	55	-24	-30%
$30,000-$44,999	146	146	138	127	123	-23	-16%
$45,000-$59,999	146	155	156	154	156	10	7%
$60,000-$74,999	148	163	181	204	202	54	36%
$75,000-$99,999	168	195	196	196	196	28	17%
$100,000-$124,999	158	165	165	165	166	8	5%
$125,000-$149,999	102	115	115	115	115	13	13%
$150,000-$199,999	83	88	92	97	97	14	17%
$200,000 or more	140	104	109	121	134	-6	-4%
Total Households	1,247	1,265	1,274	1,289	1,293	46	4%
Median Household Income							
Adjusted for inflation ($1999)	$79,092	$79,423	$80,102	$81,314	$82,844	$3,752	5%

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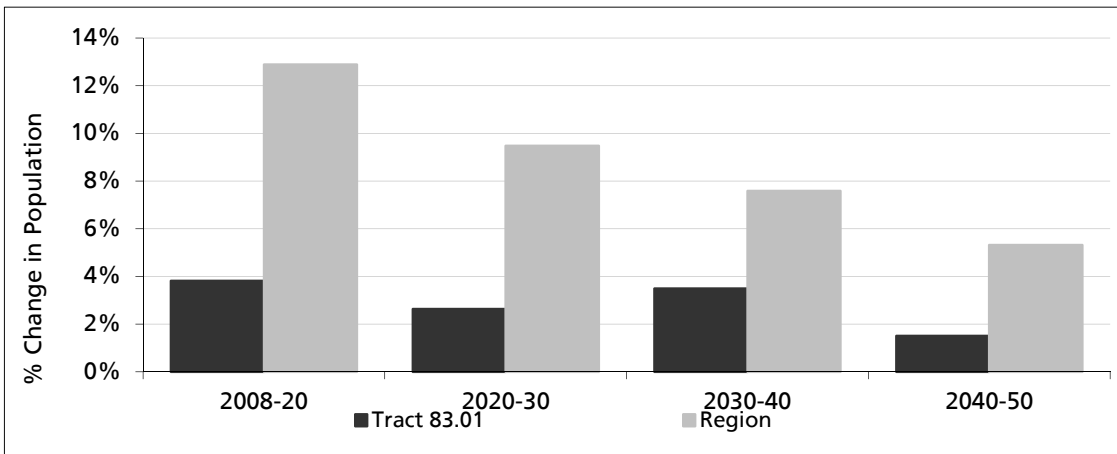
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,070**	**3,187**	**3,271**	**3,385**	**3,436**	**366**	**12%**
Under 5	51	43	42	40	40	-11	-22%
5 to 9	83	72	71	70	70	-13	-16%
10 to 14	150	144	133	138	143	-7	-5%
15 to 17	91	80	70	75	77	-14	-15%
18 to 19	59	48	40	40	41	-18	-31%
20 to 24	121	111	109	107	118	-3	-2%
25 to 29	100	109	98	95	99	-1	-1%
30 to 34	138	124	104	106	92	-46	-33%
35 to 39	167	111	117	112	96	-71	-43%
40 to 44	196	141	146	139	155	-41	-21%
45 to 49	224	161	129	157	170	-54	-24%
50 to 54	196	160	132	146	149	-47	-24%
55 to 59	228	243	187	155	201	-27	-12%
60 to 61	96	110	90	75	101	5	5%
62 to 64	164	238	196	173	187	23	14%
65 to 69	210	346	357	300	274	64	30%
70 to 74	195	332	395	341	299	104	53%
75 to 79	199	236	360	398	339	140	70%
80 to 84	178	152	249	314	275	97	54%
85 and over	224	226	246	404	510	286	128%
Median Age	54.0	60.8	64.6	66.1	64.7	10.7	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,070**	**3,187**	**3,271**	**3,385**	**3,436**	**366**	**12%**
Hispanic	184	211	225	242	253	69	38%
Non-Hispanic	2,886	2,976	3,046	3,143	3,183	297	10%
White	2,643	2,689	2,720	2,777	2,783	140	5%
Black	26	31	35	38	40	14	54%
American Indian	7	7	7	7	7	0	0%
Asian	146	182	210	241	270	124	85%
Hawaiian / Pacific Islander	6	8	10	12	13	7	117%
Other	7	5	5	5	5	-2	-29%
Two or More Races	51	54	59	63	65	14	27%

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	**423**	**423**	**423**	**436**	**465**	**42**	**10%**
Civilian Jobs	423	423	423	436	465	42	10%
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	**571**	**571**	**571**	**571**	**571**	**0**	**0%**
Developed Acres	**565**	**568**	**569**	**570**	**570**	**5**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	313	316	317	318	318	5	2%
Multiple Family	10	10	10	10	10	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	34	34	34	34	34	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	4	4	4	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%
Roads and Freeways	103	103	103	103	103	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	100	100	100	100	100	0	0%
Vacant Developable Acres	**6**	**2**	**2**	**0**	**0**	**-5**	**-95%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	2	2	0	0	-5	-95%
Multiple Family	0	0	0	0	0	0	0%
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	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**104.3**	**104.3**	**104.3**	**107.5**	**114.6**	**10.4**	**10%**
Residential Density[4]	**3.6**	**3.6**	**3.6**	**3.7**	**3.7**	**0.0**	**1%**

GROWTH TRENDS IN JOBS

Tract 83.01   Region
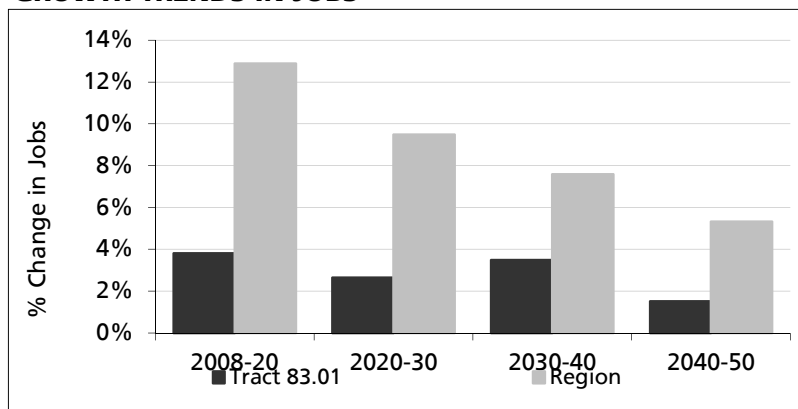
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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