2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 65.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,585**	**3,135**	**6,573**	**8,500**	**8,957**	**6,372**	**246%**
Household Population	2,278	2,814	6,219	8,103	8,536	6,258	275%
Group Quarters Population	307	321	354	397	421	114	37%
Civilian	307	321	354	397	421	114	37%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,379**	**1,692**	**3,565**	**4,660**	**4,920**	**3,541**	**257%**
Single Family	266	253	189	175	140	-126	-47%
Multiple Family	1,113	1,439	3,376	4,485	4,780	3,667	329%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,316**	**1,593**	**3,436**	**4,511**	**4,755**	**3,439**	**261%**
Single Family	255	234	176	164	133	-122	-48%
Multiple Family	1,061	1,359	3,260	4,347	4,622	3,561	336%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.6%**	**5.9%**	**3.6%**	**3.2%**	**3.4%**	**-1.2**	**-26%**
Single Family	4.1%	7.5%	6.9%	6.3%	5.0%	0.9	22%
Multiple Family	4.7%	5.6%	3.4%	3.1%	3.3%	-1.4	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.73**	**1.77**	**1.81**	**1.80**	**1.80**	**0.07**	**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	394	353	468	510	487	93	24%
$15,000-$29,999	390	410	728	891	879	489	125%
$30,000-$44,999	230	272	649	852	915	685	298%
$45,000-$59,999	91	197	526	725	765	674	741%
$60,000-$74,999	66	134	372	516	544	478	724%
$75,000-$99,999	69	134	370	528	585	516	748%
$100,000-$124,999	12	47	162	240	282	270	2250%
$125,000-$149,999	22	25	80	119	141	119	541%
$150,000-$199,999	20	14	51	88	108	88	440%
$200,000 or more	22	7	30	42	49	27	123%
Total Households	1,316	1,593	3,436	4,511	4,755	3,439	261%
Median Household Income							
Adjusted for inflation ($1999)	$25,154	$31,847	$42,065	$45,052	$46,892	$21,738	86%

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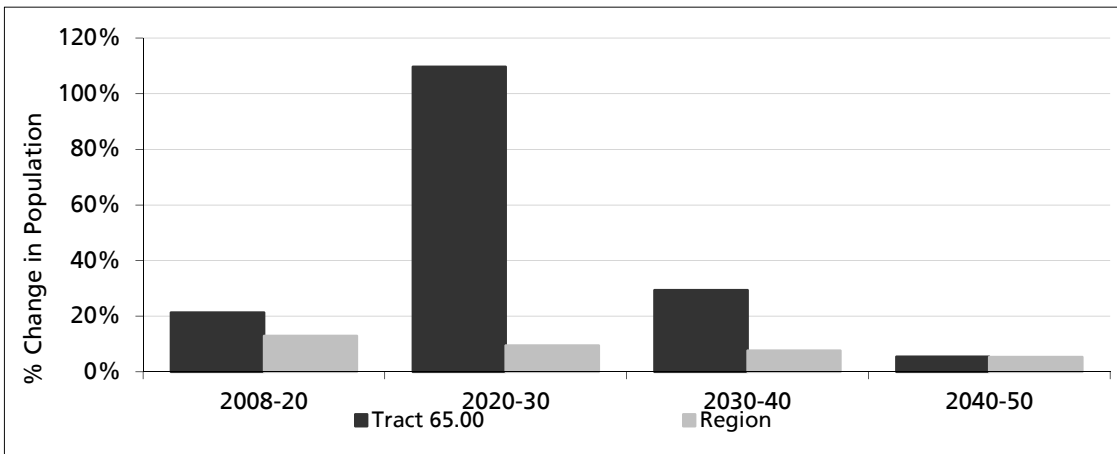
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,585**	**3,135**	**6,573**	**8,500**	**8,957**	**6,372**	**246%**
Under 5	202	200	398	472	464	262	130%
5 to 9	215	268	507	613	634	419	195%
10 to 14	132	184	331	403	417	285	216%
15 to 17	78	101	192	224	248	170	218%
18 to 19	31	37	78	91	109	78	252%
20 to 24	89	94	212	261	247	158	178%
25 to 29	110	160	356	466	511	401	365%
30 to 34	264	279	532	719	730	466	177%
35 to 39	302	256	595	732	752	450	149%
40 to 44	214	195	416	495	577	363	170%
45 to 49	151	132	235	372	419	268	177%
50 to 54	155	158	266	386	415	260	168%
55 to 59	84	121	209	229	321	237	282%
60 to 61	42	67	115	123	175	133	317%
62 to 64	54	108	180	202	237	183	339%
65 to 69	59	138	298	347	330	271	459%
70 to 74	117	253	575	626	581	464	397%
75 to 79	122	179	519	715	627	505	414%
80 to 84	83	94	316	514	468	385	464%
85 and over	81	111	243	510	695	614	758%
Median Age	37.8	39.8	41.0	42.7	43.2	5.4	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,585**	**3,135**	**6,573**	**8,500**	**8,957**	**6,372**	**246%**
Hispanic	591	803	1,711	2,273	2,474	1,883	319%
Non-Hispanic	1,994	2,332	4,862	6,227	6,483	4,489	225%
White	1,587	1,833	3,833	4,925	5,099	3,512	221%
Black	159	186	343	392	377	218	137%
American Indian	24	20	32	24	10	-14	-58%
Asian	117	172	406	573	665	548	468%
Hawaiian / Pacific Islander	9	16	31	41	45	36	400%
Other	14	9	14	12	12	-2	-14%
Two or More Races	84	96	203	260	275	191	227%

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	**19,887**	**19,941**	**21,024**	**22,107**	**22,123**	**2,236**	**11%**
Civilian Jobs	19,776	19,830	20,913	21,996	22,012	2,236	11%
Military Jobs	111	111	111	111	111	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**906**	**906**	**906**	**906**	**906**	**0**	**0%**
Developed Acres	**889**	**890**	**901**	**905**	**905**	**16**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	19	19	15	14	11	-8	-42%
Multiple Family	25	27	27	60	63	38	149%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	3	6	5	4	3	307%
Mixed Use	0	13	105	118	122	122	--
Industrial	168	161	120	118	118	-49	-29%
Commercial/Services	221	216	172	133	131	-90	-41%
Office	65	61	61	61	60	-5	-8%
Schools	5	5	6	6	6	0	3%
Roads and Freeways	325	325	325	325	325	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	59	59	64	64	64	5	8%
Vacant Developable Acres	**16**	**16**	**5**	**1**	**1**	**-16**	**-97%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2	2	1	0	0	-2	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	2	2	1	0	0	-2	-100%
Commercial/Services	5	4	2	0	0	-5	-100%
Office	1	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0	-84%
Parks and Other	5	5	0	0	0	-5	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**43.0**	**44.0**	**50.8**	**58.3**	**58.5**	**15.4**	**36%**
Residential Density[4]	**30.0**	**30.5**	**35.5**	**33.5**	**35.2**	**5.2**	**17%**

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 65.00 ▫ Region
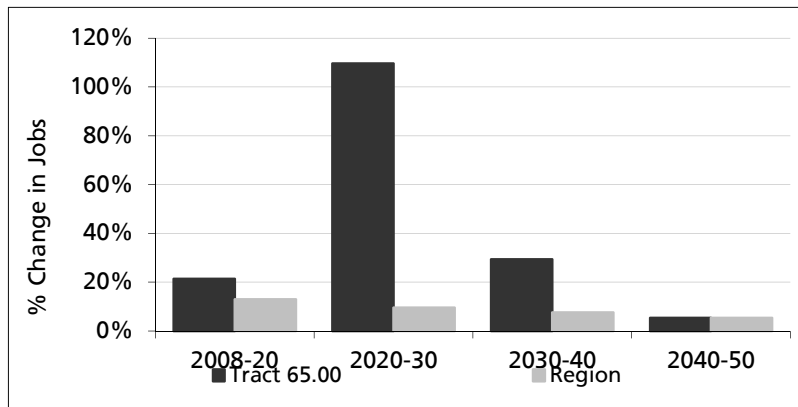
Notes:

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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