2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 146.01

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,463**	**4,718**	**4,804**	**7,695**	**8,727**	**4,264**	**96%**
Household Population	4,409	4,616	4,612	7,404	8,350	3,941	89%
Group Quarters Population	54	102	192	291	377	323	598%
Civilian	54	102	192	291	377	323	598%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,059**	**2,103**	**2,052**	**3,221**	**3,624**	**1,565**	**76%**
Single Family	726	758	692	677	677	-49	-7%
Multiple Family	1,333	1,345	1,360	2,544	2,947	1,614	121%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,936**	**2,016**	**1,973**	**3,092**	**3,507**	**1,571**	**81%**
Single Family	660	721	662	652	652	-8	-1%
Multiple Family	1,276	1,295	1,311	2,440	2,855	1,579	124%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.0%**	**4.1%**	**3.8%**	**4.0%**	**3.2%**	**-2.8**	**-47%**
Single Family	9.1%	4.9%	4.3%	3.7%	3.7%	-5.4	-59%
Multiple Family	4.3%	3.7%	3.6%	4.1%	3.1%	-1.2	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.28**	**2.29**	**2.34**	**2.39**	**2.38**	**0.10**	**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	324	270	213	191	174	-150	-46%
$15,000-$29,999	451	395	318	288	271	-180	-40%
$30,000-$44,999	431	421	368	373	359	-72	-17%
$45,000-$59,999	328	313	292	339	356	28	9%
$60,000-$74,999	183	191	185	288	334	151	83%
$75,000-$99,999	142	228	249	480	557	415	292%
$100,000-$124,999	60	138	167	400	499	439	732%
$125,000-$149,999	17	51	124	369	447	430	2529%
$150,000-$199,999	0	7	48	258	370	370	0%
$200,000 or more	0	2	9	106	140	140	0%
Total Households	1,936	2,016	1,973	3,092	3,507	1,571	81%
Median Household Income							
Adjusted for inflation ($1999)	$36,717	$42,221	$49,495	$78,490	$86,647	$49,930	136%

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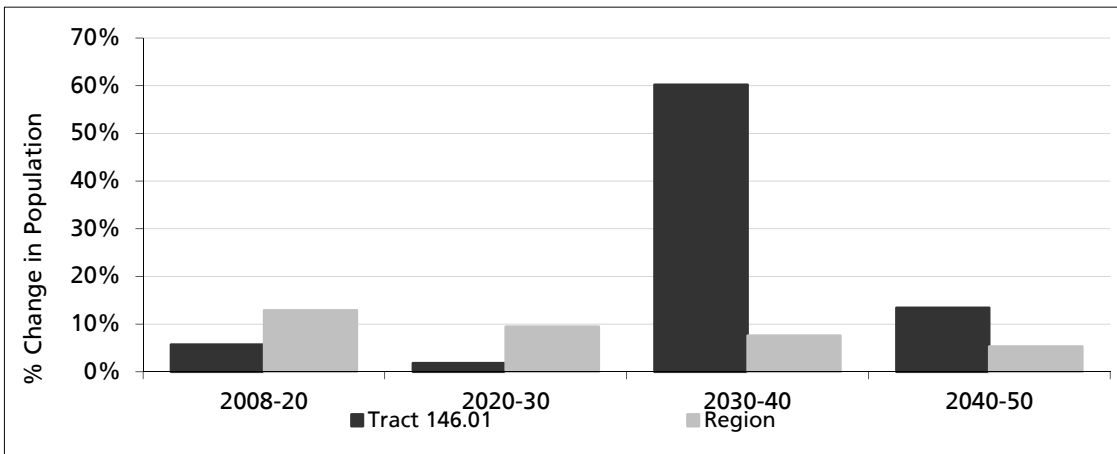
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,463**	**4,718**	**4,804**	**7,695**	**8,727**	**4,264**	**96%**
Under 5	373	390	387	601	669	296	79%
5 to 9	273	284	288	458	508	235	86%
10 to 14	280	291	285	443	497	217	78%
15 to 17	167	163	160	256	294	127	76%
18 to 19	133	129	131	200	229	96	72%
20 to 24	337	342	390	599	694	357	106%
25 to 29	309	375	369	585	671	362	117%
30 to 34	432	470	436	751	825	393	91%
35 to 39	397	341	404	623	704	307	77%
40 to 44	371	326	345	505	640	269	73%
45 to 49	375	341	296	575	658	283	75%
50 to 54	292	282	249	424	457	165	57%
55 to 59	197	238	203	279	374	177	90%
60 to 61	58	74	64	74	102	44	76%
62 to 64	76	109	77	106	117	41	54%
65 to 69	103	181	186	223	199	96	93%
70 to 74	92	163	214	318	340	248	270%
75 to 79	68	86	137	247	227	159	234%
80 to 84	63	57	97	208	206	143	227%
85 and over	67	76	86	220	316	249	372%
Median Age	34.2	34.1	34.5	34.7	34.9	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,463**	**4,718**	**4,804**	**7,695**	**8,727**	**4,264**	**96%**
Hispanic	1,078	1,321	1,469	2,520	3,040	1,962	182%
Non-Hispanic	3,385	3,397	3,335	5,175	5,687	2,302	68%
White	2,529	2,381	2,208	3,254	3,360	831	33%
Black	353	446	514	891	1,099	746	211%
American Indian	28	26	22	30	30	2	7%
Asian	274	330	366	625	768	494	180%
Hawaiian / Pacific Islander	11	10	10	17	19	8	73%
Other	7	9	9	15	17	10	143%
Two or More Races	183	195	206	343	394	211	115%

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	**4,359**	**4,362**	**5,055**	**5,146**	**5,146**	**787**	**18%**
Civilian Jobs	4,359	4,362	5,055	5,146	5,146	787	18%
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	**354**	**354**	**354**	**354**	**354**	**0**	**0%**
Developed Acres	**349**	**353**	**353**	**354**	**354**	**5**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	117	120	112	111	111	-6	-5%
Multiple Family	40	41	39	39	39	-1	-3%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	25	35	40	40	--
Industrial	1	1	1	0	0	0	-53%
Commercial/Services	53	53	43	36	31	-22	-41%
Office	8	8	5	4	4	-4	-48%
Schools	59	59	59	59	59	-1	-2%
Roads and Freeways	67	67	67	67	67	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	1	0	0%
Vacant Developable Acres	**5**	**1**	**0**	**0**	**0**	**-5**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	0	0	0	0	-3	-99%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
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]	**35.7**	**35.7**	**41.9**	**44.0**	**44.9**	**9.2**	**26%**
Residential Density[4]	**12.9**	**12.9**	**12.4**	**19.0**	**21.1**	**8.2**	**64%**

GROWTH TRENDS IN JOBS
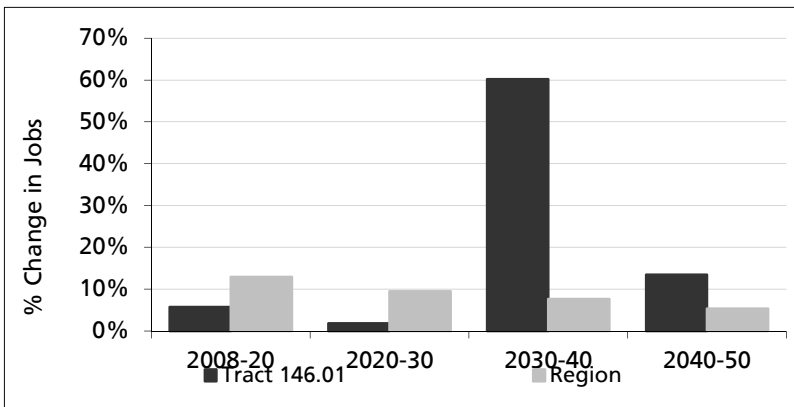
Notes:

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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