2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 17.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,067**	**5,111**	**5,433**	**6,490**	**6,775**	**1,708**	**34%**
Household Population	5,035	5,073	5,377	6,412	6,681	1,646	33%
Group Quarters Population	32	38	56	78	94	62	194%
Civilian	32	38	56	78	94	62	194%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,316**	**2,317**	**2,441**	**2,913**	**3,041**	**725**	**31%**
Single Family	1,020	1,020	871	687	653	-367	-36%
Multiple Family	1,296	1,297	1,570	2,226	2,388	1,092	84%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,180**	**2,169**	**2,292**	**2,751**	**2,879**	**699**	**32%**
Single Family	958	972	831	655	624	-334	-35%
Multiple Family	1,222	1,197	1,461	2,096	2,255	1,033	85%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.9%**	**6.4%**	**6.1%**	**5.6%**	**5.3%**	**-0.6**	**-10%**
Single Family	6.1%	4.7%	4.6%	4.7%	4.4%	-1.7	-28%
Multiple Family	5.7%	7.7%	6.9%	5.8%	5.6%	-0.1	-2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.31**	**2.34**	**2.35**	**2.33**	**2.32**	**0.01**	**0%**

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	483	408	368	354	351	-132	-27%
$15,000-$29,999	660	620	597	604	607	-53	-8%
$30,000-$44,999	534	481	486	527	535	1	0%
$45,000-$59,999	288	296	311	370	388	100	35%
$60,000-$74,999	99	135	154	227	244	145	146%
$75,000-$99,999	67	131	178	295	326	259	387%
$100,000-$124,999	34	66	135	216	244	210	618%
$125,000-$149,999	0	7	19	61	74	74	0%
$150,000-$199,999	15	25	37	74	81	66	440%
$200,000 or more	0	0	7	23	29	29	0%
Total Households	2,180	2,169	2,292	2,751	2,879	699	32%
Median Household Income							
Adjusted for inflation ($1999)	$28,795	$31,762	$35,586	$41,883	$43,500	$14,705	51%

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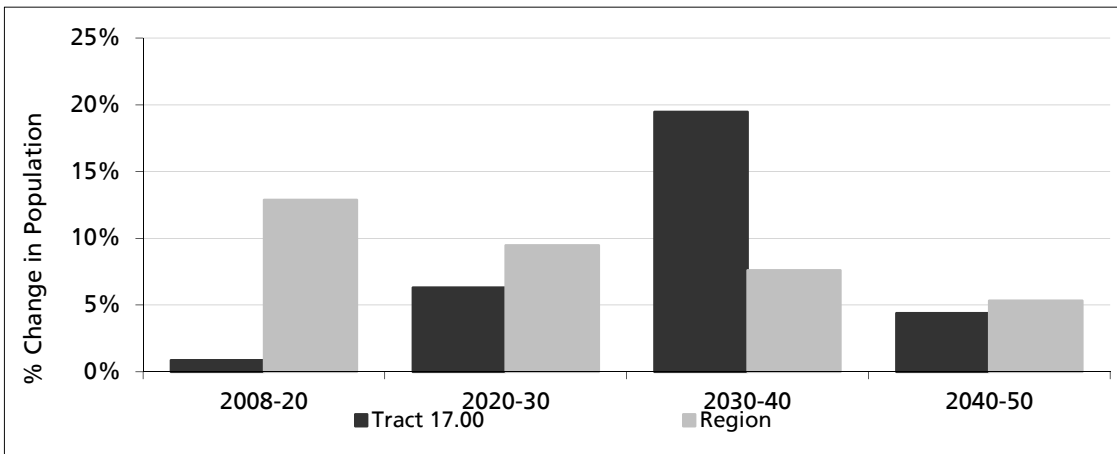
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,067**	**5,111**	**5,433**	**6,490**	**6,775**	**1,708**	**34%**
Under 5	437	412	436	500	487	50	11%
5 to 9	469	508	518	621	629	160	34%
10 to 14	519	596	657	786	821	302	58%
15 to 17	271	286	332	392	427	156	58%
18 to 19	155	155	190	223	231	76	49%
20 to 24	346	381	515	615	638	292	84%
25 to 29	402	483	483	572	566	164	41%
30 to 34	570	547	509	711	703	133	23%
35 to 39	517	429	515	569	620	103	20%
40 to 44	303	254	261	256	351	48	16%
45 to 49	272	251	243	323	333	61	22%
50 to 54	275	216	200	217	210	-65	-24%
55 to 59	184	170	138	137	162	-22	-12%
60 to 61	46	34	17	15	19	-27	-59%
62 to 64	66	82	85	111	115	49	74%
65 to 69	101	158	187	256	256	155	153%
70 to 74	88	110	118	145	158	70	80%
75 to 79	17	15	17	26	23	6	35%
80 to 84	14	12	5	6	7	-7	-50%
85 and over	15	12	7	9	19	4	27%
Median Age	29.2	27.3	25.7	25.9	26.4	-2.8	-10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,067**	**5,111**	**5,433**	**6,490**	**6,775**	**1,708**	**34%**
Hispanic	1,872	2,594	3,410	4,637	5,080	3,208	171%
Non-Hispanic	3,195	2,517	2,023	1,853	1,695	-1,500	-47%
White	1,700	961	372	0	0	-1,700	-100%
Black	846	847	860	925	804	-42	-5%
American Indian	34	36	37	32	26	-8	-24%
Asian	321	356	399	470	458	137	43%
Hawaiian / Pacific Islander	33	45	54	67	63	30	91%
Other	4	4	4	4	3	-1	-25%
Two or More Races	257	268	297	355	341	84	33%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**361**	**361**	**393**	**568**	**568**	**207**	**57%**
Civilian Jobs	361	361	393	568	568	207	57%
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	**154**	**154**	**154**	**154**	**154**	**0**	**0%**
Developed Acres	**153**	**153**	**153**	**154**	**154**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	64	64	54	44	41	-23	-36%
Multiple Family	27	27	37	46	48	21	80%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	1	9	9	9	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	9	9	7	1	1	-7	-88%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	54	54	54	54	54	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**0**	**0**	**0**	**0**	**0**	**0**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	-100%
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]	**42.5**	**42.5**	**48.9**	**99.5**	**99.5**	**57.1**	**134%**
Residential Density[4]	**25.4**	**25.3**	**26.6**	**30.9**	**32.2**	**6.9**	**27%**

GROWTH TRENDS IN JOBS
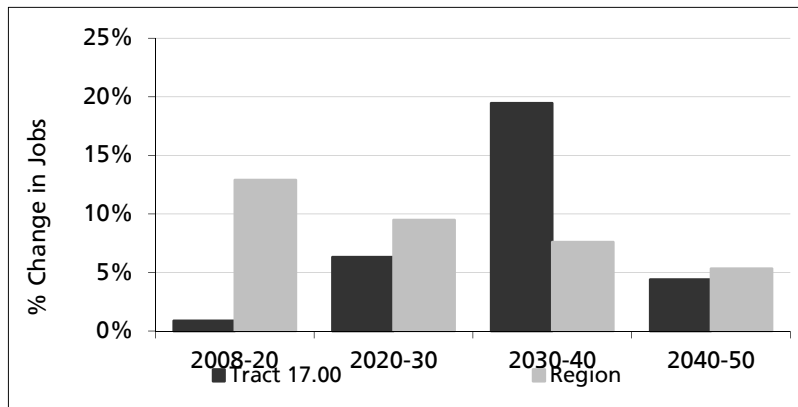
Notes:

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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