2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 18.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,732**	**6,624**	**7,627**	**7,904**	**7,937**	**2,205**	**38%**
Household Population	5,732	6,624	7,627	7,904	7,937	2,205	38%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,754**	**2,998**	**3,413**	**3,556**	**3,579**	**825**	**30%**
Single Family	745	533	306	216	218	-527	-71%
Multiple Family	2,009	2,465	3,107	3,340	3,361	1,352	67%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,498**	**2,841**	**3,254**	**3,391**	**3,419**	**921**	**37%**
Single Family	673	483	268	180	189	-484	-72%
Multiple Family	1,825	2,358	2,986	3,211	3,230	1,405	77%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**9.3%**	**5.2%**	**4.7%**	**4.6%**	**4.5%**	**-4.8**	**-52%**
Single Family	9.7%	9.4%	12.4%	16.7%	13.3%	3.6	37%
Multiple Family	9.2%	4.3%	3.9%	3.9%	3.9%	-5.3	-58%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.29**	**2.33**	**2.34**	**2.33**	**2.32**	**0.03**	**1%**

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	491	421	375	360	357	-134	-27%
$15,000-$29,999	629	590	563	561	561	-68	-11%
$30,000-$44,999	646	617	646	661	664	18	3%
$45,000-$59,999	386	455	532	567	567	181	47%
$60,000-$74,999	173	319	417	450	456	283	164%
$75,000-$99,999	128	279	416	447	453	325	254%
$100,000-$124,999	27	69	118	136	148	121	448%
$125,000-$149,999	10	55	101	114	117	107	1070%
$150,000-$199,999	0	28	67	76	77	77	0%
$200,000 or more	8	8	19	19	19	11	138%
Total Households	2,498	2,841	3,254	3,391	3,419	921	37%
Median Household Income							
Adjusted for inflation ($1999)	$32,995	$39,955	$46,212	$48,003	$48,373	$15,378	47%

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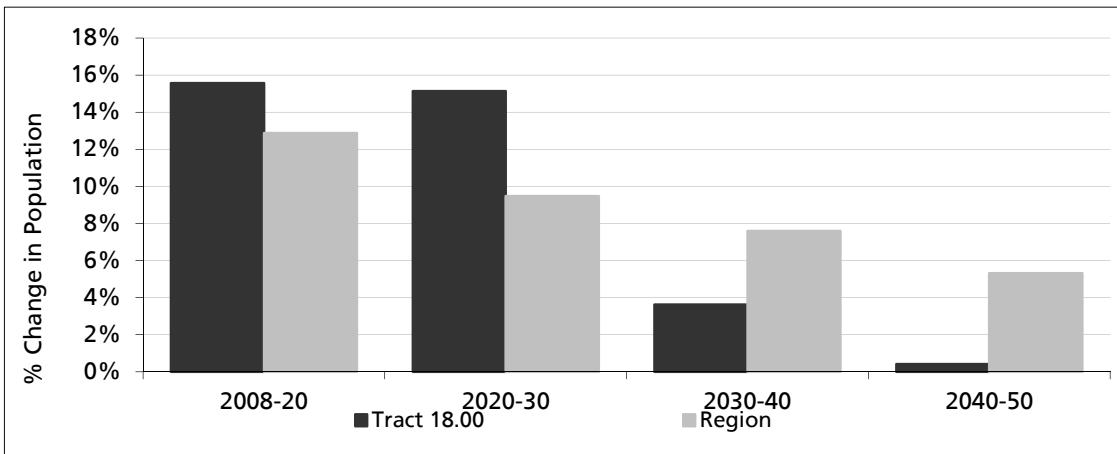
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,732**	**6,624**	**7,627**	**7,904**	**7,937**	**2,205**	**38%**
Under 5	594	648	736	739	702	108	18%
5 to 9	614	770	897	937	911	297	48%
10 to 14	548	736	890	949	968	420	77%
15 to 17	322	394	480	508	530	208	65%
18 to 19	181	209	289	298	302	121	67%
20 to 24	293	361	548	560	567	274	94%
25 to 29	424	584	643	677	638	214	50%
30 to 34	657	732	743	890	833	176	27%
35 to 39	583	585	774	786	833	250	43%
40 to 44	405	418	471	420	560	155	38%
45 to 49	322	284	264	286	284	-38	-12%
50 to 54	274	238	207	192	171	-103	-38%
55 to 59	231	265	244	208	236	5	2%
60 to 61	72	76	59	58	31	-41	-57%
62 to 64	85	136	146	146	123	38	45%
65 to 69	77	125	160	169	153	76	99%
70 to 74	25	44	62	70	76	51	204%
75 to 79	5	3	6	8	10	5	100%
80 to 84	10	10	2	0	2	-8	-80%
85 and over	10	6	6	3	7	-3	-30%
Median Age	28.7	26.7	24.8	24.7	24.9	-3.8	-13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,732**	**6,624**	**7,627**	**7,904**	**7,937**	**2,205**	**38%**
Hispanic	2,328	3,643	5,132	5,975	6,244	3,916	168%
Non-Hispanic	3,404	2,981	2,495	1,929	1,693	-1,711	-50%
White	1,927	1,237	510	0	0	-1,927	-100%
Black	792	893	971	892	740	-52	-7%
American Indian	24	29	30	27	21	-3	-13%
Asian	316	400	481	486	452	136	43%
Hawaiian / Pacific Islander	36	57	72	77	73	37	103%
Other	23	29	33	35	30	7	30%
Two or More Races	286	336	398	412	377	91	32%

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	**1,076**	**1,164**	**1,417**	**1,458**	**1,458**	**382**	**36%**
Civilian Jobs	1,076	1,164	1,417	1,458	1,458	382	36%
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	**187**	**187**	**187**	**187**	**187**	**0**	**0%**
Developed Acres	**187**	**187**	**187**	**187**	**187**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	44	29	16	9	9	-35	-79%
Multiple Family	40	53	64	70	70	30	74%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	7	20	21	21	21	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	19	13	4	3	3	-16	-84%
Office	0	0	0	0	0	0	-100%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	65	65	65	65	65	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	6	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	0%
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]	**34.0**	**39.4**	**54.4**	**55.2**	**55.2**	**21.2**	**63%**
Residential Density[4]	**32.8**	**34.8**	**38.0**	**39.8**	**40.0**	**7.3**	**22%**

GROWTH TRENDS IN JOBS
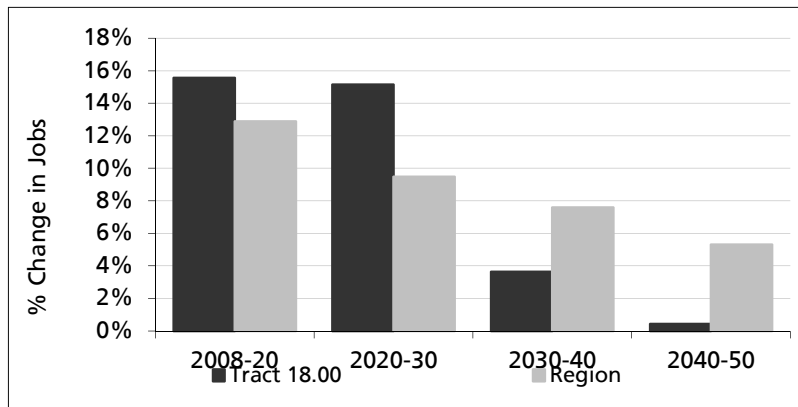
Notes:

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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