2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 100.14

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**16,149**	**32,817**	**32,557**	**32,397**	**32,324**	**16,175**	**100%**
Household Population	11,466	21,481	21,191	20,982	20,881	9,415	82%
Group Quarters Population	4,683	11,336	11,366	11,415	11,443	6,760	144%
Civilian	4,683	11,336	11,366	11,415	11,443	6,760	144%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,385**	**6,322**	**6,322**	**6,322**	**6,322**	**2,937**	**87%**
Single Family	2,279	2,279	2,279	2,279	2,279	0	0%
Multiple Family	1,106	4,043	4,043	4,043	4,043	2,937	266%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**3,300**	**6,203**	**6,189**	**6,178**	**6,170**	**2,870**	**87%**
Single Family	2,226	2,245	2,244	2,244	2,245	19	1%
Multiple Family	1,074	3,958	3,945	3,934	3,925	2,851	265%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.5%**	**1.9%**	**2.1%**	**2.3%**	**2.4%**	**-0.1**	**-4%**
Single Family	2.3%	1.5%	1.5%	1.5%	1.5%	-0.8	-35%
Multiple Family	2.9%	2.1%	2.4%	2.7%	2.9%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.47**	**3.46**	**3.42**	**3.40**	**3.38**	**-0.09**	**-3%**

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	2	251	221	192	171	169	8450%
$15,000-$29,999	45	810	750	662	606	561	1247%
$30,000-$44,999	289	1,071	1,041	993	964	675	234%
$45,000-$59,999	557	1,109	1,112	1,119	1,121	564	101%
$60,000-$74,999	614	996	1,005	1,009	1,012	398	65%
$75,000-$99,999	947	1,111	1,143	1,183	1,202	255	27%
$100,000-$124,999	504	594	635	689	719	215	43%
$125,000-$149,999	172	195	206	234	262	90	52%
$150,000-$199,999	161	64	74	92	103	-58	-36%
$200,000 or more	9	2	2	5	10	1	11%
Total Households	3,300	6,203	6,189	6,178	6,170	2,870	87%
Median Household Income							
Adjusted for inflation ($1999)	$78,775	$58,113	$59,602	$61,829	$63,305	($15,470)	-20%

*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.
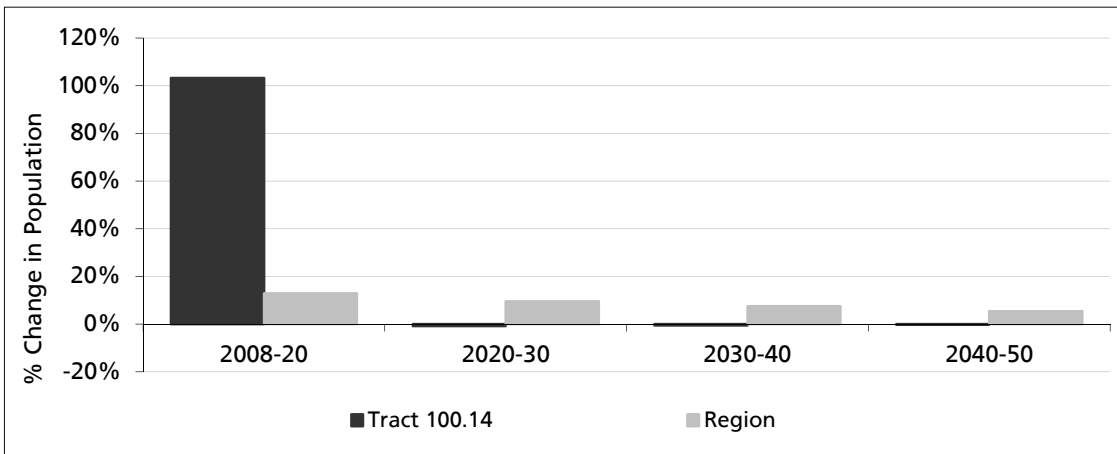
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 100.14
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**16,149**	**32,817**	**32,557**	**32,397**	**32,324**	**16,175**	**100%**
Under 5	425	1,112	1,035	954	832	407	96%
5 to 9	473	1,187	1,120	1,078	1,007	534	113%
10 to 14	484	1,156	1,085	1,031	992	508	105%
15 to 17	305	661	652	620	594	289	95%
18 to 19	240	477	507	479	443	203	85%
20 to 24	448	968	1,062	1,032	995	547	122%
25 to 29	1,581	3,634	3,401	3,496	3,336	1,755	111%
30 to 34	2,243	3,900	3,734	4,279	4,178	1,935	86%
35 to 39	2,325	3,496	4,091	3,817	4,008	1,683	72%
40 to 44	2,281	3,715	3,507	3,338	3,898	1,617	71%
45 to 49	2,141	3,592	3,043	3,636	3,409	1,268	59%
50 to 54	1,382	2,764	2,546	2,408	2,433	1,051	76%
55 to 59	787	2,296	2,199	1,811	2,231	1,444	183%
60 to 61	198	647	616	485	505	307	155%
62 to 64	230	925	952	879	754	524	228%
65 to 69	236	1,018	1,238	1,102	857	621	263%
70 to 74	164	648	889	870	782	618	377%
75 to 79	86	282	443	490	421	335	390%
80 to 84	69	186	272	348	333	264	383%
85 and over	51	153	165	244	316	265	520%
Median Age	39.0	39.7	39.5	39.2	39.7	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**16,149**	**32,817**	**32,557**	**32,397**	**32,324**	**16,175**	**100%**
Hispanic	6,120	15,600	15,697	16,147	16,542	10,422	170%
Non-Hispanic	10,029	17,217	16,860	16,250	15,782	5,753	57%
White	4,347	7,630	6,545	5,271	3,970	-377	-9%
Black	4,177	6,080	7,035	7,888	8,884	4,707	113%
American Indian	44	47	23	13	5	-39	-89%
Asian	1,205	2,967	2,828	2,694	2,571	1,366	113%
Hawaiian / Pacific Islander	48	75	45	28	17	-31	-65%
Other	60	42	17	4	0	-60	-100%
Two or More Races	148	376	367	352	335	187	126%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Tract 100.14
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**6,341**	**15,117**	**21,915**	**26,004**	**32,697**	**26,356**	**416%**
Civilian Jobs	6,341	15,117	21,915	26,004	32,697	26,356	416%
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	**7,565**	**7,565**	**7,565**	**7,565**	**7,565**	**0**	**0%**
Developed Acres	**6,682**	**7,031**	**7,205**	**7,272**	**7,349**	**667**	**10%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	315	315	315	315	315	0	0%
Multiple Family	60	187	187	187	187	127	212%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	679	605	605	605	605	-75	-11%
Mixed Use	0	0	0	0	0	0	0%
Industrial	960	1,153	1,374	1,586	1,802	841	88%
Commercial/Services	172	369	419	432	516	344	200%
Office	5	5	5	5	5	0	0%
Schools	21	34	47	47	47	26	123%
Roads and Freeways	514	514	514	514	514	0	0%
Agricultural and Extractive[2]	659	544	434	276	54	-605	-92%
Parks and Military Use	3,296	3,305	3,305	3,305	3,305	9	0%
Vacant Developable Acres	**745**	**396**	**222**	**155**	**78**	**-667**	**-90%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	127	0	0	0	0	-127	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	377	243	114	48	0	-377	-100%
Commercial/Services	171	104	73	72	43	-128	-75%
Office	0	0	0	0	0	0	0%
Schools	26	13	0	0	0	-26	-100%
Parks and Other	28	19	19	19	19	-9	-32%
Future Roads and Freeways	16	16	16	16	16	0	0%
Constrained Acres	**138**	**138**	**138**	**138**	**138**	**0**	**0%**
Employment Density[3]	**5.5**	**9.7**	**11.9**	**12.6**	**13.8**	**8.3**	**152%**
Residential Density[4]	**3.2**	**5.7**	**5.7**	**5.7**	**5.7**	**2.5**	**78%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs (y-axis -20% to 120%) for periods 2008-20, 2020-30, 2030-40, 2040-50, comparing Tract 100.14 and Region.
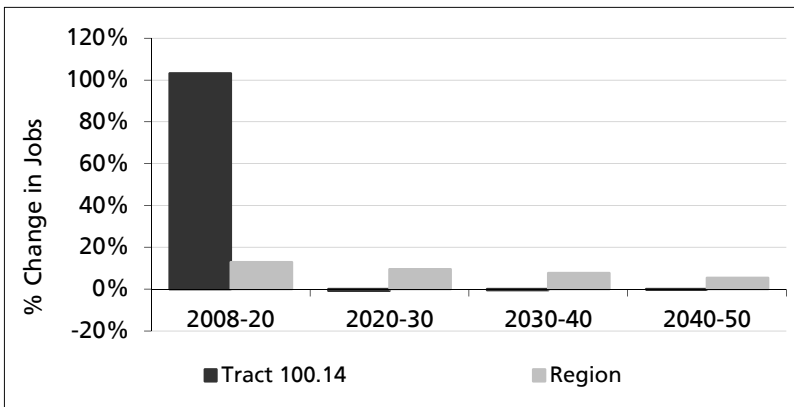
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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
SANDAG
www.sandag.org

Adopted October 2011
Tract 100.14
Page 3 of 3