2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 16.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,065**	**8,743**	**9,513**	**9,708**	**10,510**	**4,445**	**73%**
Household Population	6,036	8,699	9,450	9,607	10,388	4,352	72%
Group Quarters Population	29	44	63	101	122	93	321%
Civilian	29	44	63	101	122	93	321%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,392**	**3,235**	**3,448**	**3,506**	**3,833**	**1,441**	**60%**
Single Family	723	399	241	161	109	-614	-85%
Multiple Family	1,669	2,836	3,207	3,345	3,724	2,055	123%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,214**	**3,083**	**3,301**	**3,357**	**3,682**	**1,468**	**66%**
Single Family	675	355	206	132	86	-589	-87%
Multiple Family	1,539	2,728	3,095	3,225	3,596	2,057	134%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**7.4%**	**4.7%**	**4.3%**	**4.2%**	**3.9%**	**-3.5**	**-47%**
Single Family	6.6%	11.0%	14.5%	18.0%	21.1%	14.5	220%
Multiple Family	7.8%	3.8%	3.5%	3.6%	3.4%	-4.4	-56%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.73**	**2.82**	**2.86**	**2.86**	**2.82**	**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	534	461	414	370	369	-165	-31%
$15,000-$29,999	659	696	685	667	699	40	6%
$30,000-$44,999	513	685	717	720	772	259	50%
$45,000-$59,999	279	462	524	553	623	344	123%
$60,000-$74,999	72	327	369	394	440	368	511%
$75,000-$99,999	35	223	304	331	391	356	1017%
$100,000-$124,999	26	111	143	159	191	165	635%
$125,000-$149,999	39	75	85	97	117	78	200%
$150,000-$199,999	8	34	46	54	67	59	738%
$200,000 or more	49	9	14	12	13	-36	-73%
Total Households	2,214	3,083	3,301	3,357	3,682	1,468	66%
Median Household Income							
Adjusted for inflation ($1999)	$28,042	$38,420	$41,538	$43,365	$45,024	$16,982	61%

*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.
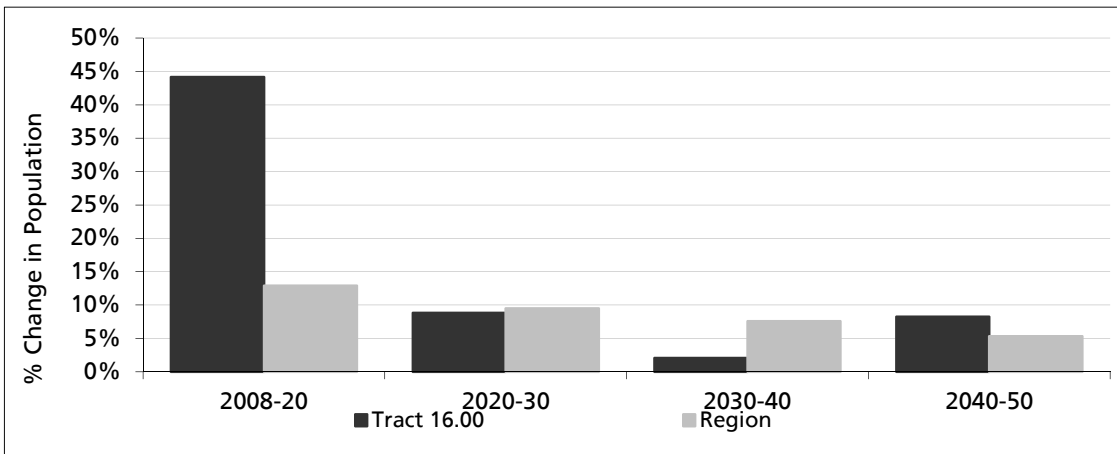
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 16.00
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,065**	**8,743**	**9,513**	**9,708**	**10,510**	**4,445**	**73%**
Under 5	568	782	788	777	838	270	48%
5 to 9	612	1,018	1,039	1,065	1,161	549	90%
10 to 14	588	995	1,105	1,081	1,216	628	107%
15 to 17	352	508	622	575	642	290	82%
18 to 19	197	269	357	380	426	229	116%
20 to 24	492	721	967	962	1,025	533	108%
25 to 29	493	760	730	795	777	284	58%
30 to 34	745	954	881	999	987	242	32%
35 to 39	616	730	815	777	926	310	50%
40 to 44	342	494	554	507	694	352	103%
45 to 49	352	493	511	549	585	233	66%
50 to 54	279	396	433	480	423	144	52%
55 to 59	190	275	276	274	335	145	76%
60 to 61	51	69	89	91	93	42	82%
62 to 64	44	70	89	83	89	45	102%
65 to 69	47	99	125	133	128	81	172%
70 to 74	59	75	79	83	71	12	20%
75 to 79	15	15	25	41	35	20	133%
80 to 84	9	4	16	37	38	29	322%
85 and over	14	16	12	19	21	7	50%
Median Age	27.3	25.5	24.4	25.1	24.7	-2.6	-10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,065**	**8,743**	**9,513**	**9,708**	**10,510**	**4,445**	**73%**
Hispanic	3,173	5,629	6,941	7,640	8,581	5,408	170%
Non-Hispanic	2,892	3,114	2,572	2,068	1,929	-963	-33%
White	1,137	789	278	0	0	-1,137	-100%
Black	925	1,189	1,131	981	871	-54	-6%
American Indian	33	35	16	7	5	-28	-85%
Asian	496	728	786	740	727	231	47%
Hawaiian / Pacific Islander	10	12	4	3	0	-10	-100%
Other	24	20	14	13	11	-13	-54%
Two or More Races	267	341	343	324	315	48	18%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Tract 16.00
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**897**	**1,082**	**1,202**	**1,292**	**1,292**	**395**	**44%**
Civilian Jobs	897	1,082	1,202	1,292	1,292	395	44%
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	**171**	**171**	**171**	**171**	**171**	**0**	**0%**
Developed Acres	**169**	**171**	**171**	**171**	**171**	**2**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	42	19	9	5	2	-40	-96%
Multiple Family	33	56	65	68	70	38	117%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	9	14	17	18	18	--
Industrial	3	2	1	0	0	-3	-100%
Commercial/Services	12	4	1	1	1	-11	-95%
Office	0	0	0	0	0	0	-100%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	75	75	75	75	75	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	-100%
Vacant Developable Acres	**2**	**0**	**0**	**0**	**0**	**-2**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	0	0	0	0	-1	-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]	**45.2**	**69.8**	**81.7**	**87.2**	**89.9**	**44.7**	**99%**
Residential Density[4]	**32.3**	**40.6**	**42.7**	**43.3**	**47.1**	**14.8**	**46%**

GROWTH TRENDS IN JOBS
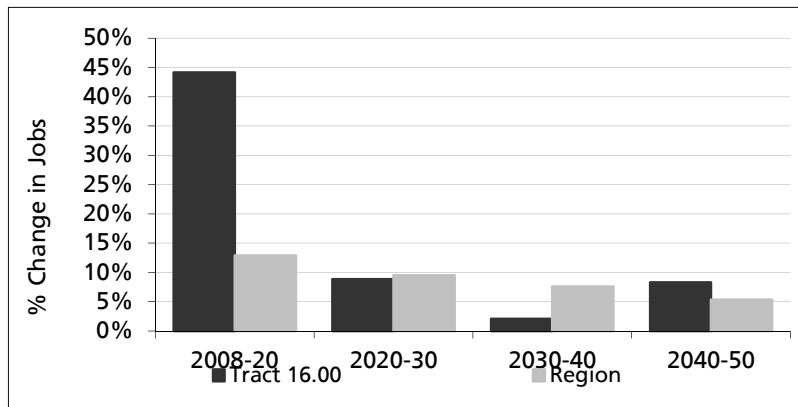
Notes:

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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Page 3 of 3