2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 7.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,563**	**3,751**	**4,582**	**4,875**	**5,075**	**1,512**	**42%**
Household Population	3,554	3,737	4,556	4,838	5,034	1,480	42%
Group Quarters Population	9	14	26	37	41	32	356%
Civilian	9	14	26	37	41	32	356%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,441**	**2,467**	**2,949**	**3,060**	**3,160**	**719**	**29%**
Single Family	724	724	501	467	431	-293	-40%
Multiple Family	1,717	1,743	2,448	2,593	2,729	1,012	59%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,300**	**2,362**	**2,840**	**2,949**	**3,049**	**749**	**33%**
Single Family	672	694	482	449	419	-253	-38%
Multiple Family	1,628	1,668	2,358	2,500	2,630	1,002	62%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.8%**	**4.3%**	**3.7%**	**3.6%**	**3.5%**	**-2.3**	**-40%**
Single Family	7.2%	4.1%	3.8%	3.9%	2.8%	-4.4	-61%
Multiple Family	5.2%	4.3%	3.7%	3.6%	3.6%	-1.6	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.55**	**1.58**	**1.60**	**1.64**	**1.65**	**0.10**	**6%**

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	344	293	247	224	216	-128	-37%
$15,000-$29,999	537	522	488	474	475	-62	-12%
$30,000-$44,999	447	417	421	422	427	-20	-4%
$45,000-$59,999	308	331	385	398	413	105	34%
$60,000-$74,999	258	289	355	371	385	127	49%
$75,000-$99,999	172	226	370	411	429	257	149%
$100,000-$124,999	98	134	259	285	306	208	212%
$125,000-$149,999	53	65	109	132	141	88	166%
$150,000-$199,999	60	71	109	113	126	66	110%
$200,000 or more	23	14	97	119	131	108	470%
Total Households	2,300	2,362	2,840	2,949	3,049	749	33%
Median Household Income							
Adjusted for inflation ($1999)	$39,027	$43,165	$55,286	$58,361	$59,764	$20,737	53%

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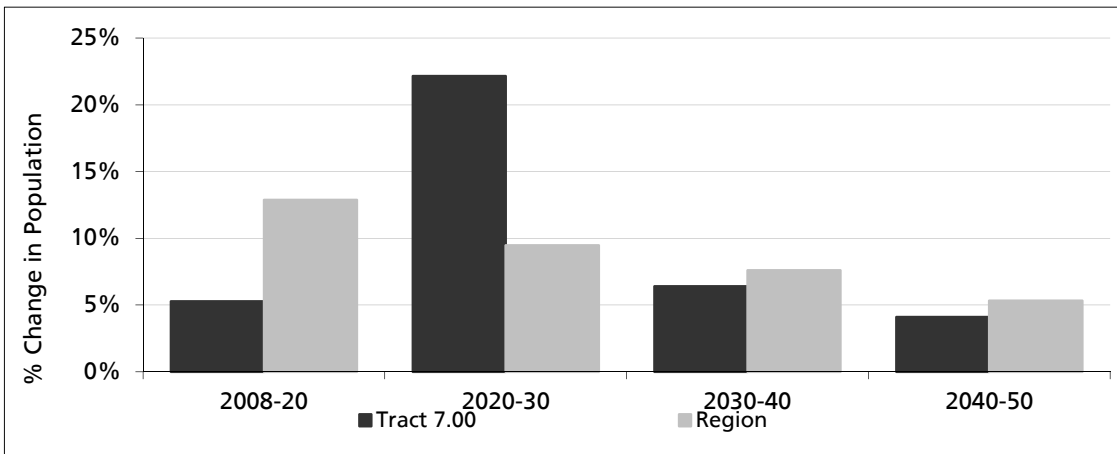
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,563**	**3,751**	**4,582**	**4,875**	**5,075**	**1,512**	**42%**
Under 5	197	194	245	251	257	60	30%
5 to 9	191	201	254	274	284	93	49%
10 to 14	118	129	148	165	178	60	51%
15 to 17	73	80	99	113	129	56	77%
18 to 19	39	40	49	51	53	14	36%
20 to 24	93	102	135	144	166	73	78%
25 to 29	107	134	161	163	177	70	65%
30 to 34	383	425	483	553	568	185	48%
35 to 39	517	435	612	642	638	121	23%
40 to 44	423	356	451	453	516	93	22%
45 to 49	317	269	259	336	355	38	12%
50 to 54	261	231	227	255	263	2	1%
55 to 59	209	248	235	196	259	50	24%
60 to 61	89	112	101	73	96	7	8%
62 to 64	100	167	170	160	165	65	65%
65 to 69	105	198	269	260	241	136	130%
70 to 74	86	151	222	200	176	90	105%
75 to 79	97	119	218	251	224	127	131%
80 to 84	73	66	125	151	121	48	66%
85 and over	85	94	119	184	209	124	146%
Median Age	40.8	41.9	41.2	40.9	40.8	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,563**	**3,751**	**4,582**	**4,875**	**5,075**	**1,512**	**42%**
Hispanic	630	834	1,127	1,365	1,598	968	154%
Non-Hispanic	2,933	2,917	3,455	3,510	3,477	544	19%
White	2,531	2,475	2,893	2,879	2,784	253	10%
Black	68	70	82	80	80	12	18%
American Indian	19	15	17	17	17	-2	-11%
Asian	158	187	243	287	332	174	110%
Hawaiian / Pacific Islander	21	26	35	37	40	19	90%
Other	9	8	8	8	8	-1	-11%
Two or More Races	127	136	177	202	216	89	70%

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	**726**	**834**	**834**	**834**	**842**	**116**	**16%**
Civilian Jobs	726	834	834	834	842	116	16%
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	**196**	**196**	**196**	**196**	**196**	**0**	**0%**
Developed Acres	**195**	**196**	**196**	**196**	**196**	**1**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	66	67	55	53	51	-15	-23%
Multiple Family	32	32	44	46	48	16	49%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	8	8	8	8	--
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	9	5	2	2	2	-7	-81%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	64	64	64	64	64	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	23	0	0%
Vacant Developable Acres	**1**	**0**	**0**	**0**	**0**	**-1**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
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]	**75.2**	**106.5**	**138.9**	**138.9**	**145.6**	**70.3**	**93%**
Residential Density[4]	**24.8**	**24.4**	**28.7**	**29.8**	**30.7**	**5.9**	**24%**

GROWTH TRENDS IN JOBS
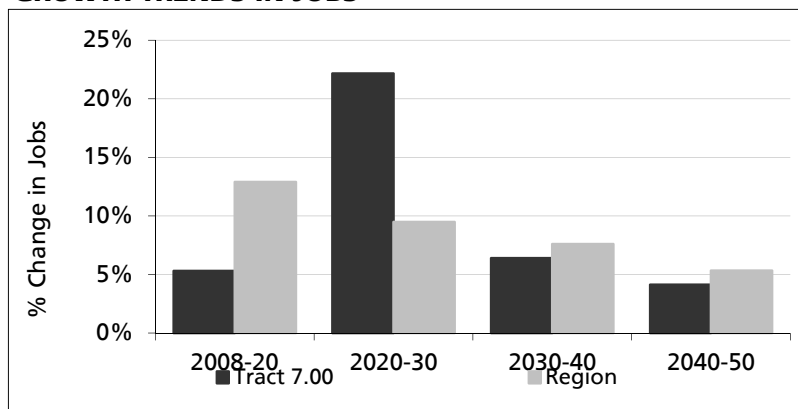
Notes:

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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