2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 122.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,883**	**5,257**	**5,324**	**5,298**	**5,339**	**2,456**	**85%**
Household Population	2,883	5,257	5,324	5,298	5,339	2,456	85%
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	**881**	**1,524**	**1,524**	**1,523**	**1,536**	**655**	**74%**
Single Family	691	691	691	691	704	13	2%
Multiple Family	12	655	655	655	655	643	5358%
Mobile Homes	178	178	178	177	177	-1	-1%
Occupied Housing Units	**799**	**1,470**	**1,474**	**1,467**	**1,480**	**681**	**85%**
Single Family	618	656	660	656	669	51	8%
Multiple Family	12	644	644	642	642	630	5250%
Mobile Homes	169	170	170	169	169	0	0%
Vacancy Rate	**9.3%**	**3.5%**	**3.3%**	**3.7%**	**3.6%**	**-5.7**	**-61%**
Single Family	10.6%	5.1%	4.5%	5.1%	5.0%	-5.6	-53%
Multiple Family	0.0%	1.7%	1.7%	2.0%	2.0%	2.0	0%
Mobile Homes	5.1%	4.5%	4.5%	4.5%	0.0%	-5.1	-100%
Persons per Household	**3.61**	**3.58**	**3.61**	**3.61**	**3.61**	**0.00**	**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	82	65	59	53	55	-27	-33%
$15,000-$29,999	192	201	204	205	210	18	9%
$30,000-$44,999	208	432	432	433	436	228	110%
$45,000-$59,999	117	246	245	242	243	126	108%
$60,000-$74,999	88	262	262	261	260	172	195%
$75,000-$99,999	36	126	126	126	127	91	253%
$100,000-$124,999	19	86	89	90	91	72	379%
$125,000-$149,999	47	45	46	46	47	0	0%
$150,000-$199,999	10	7	11	11	11	1	10%
$200,000 or more	0	0	0	0	0	0	0%
Total Households	799	1,470	1,474	1,467	1,480	681	85%
Median Household Income							
Adjusted for inflation ($1999)	$39,050	$47,256	$47,571	$47,634	$47,407	$8,357	21%

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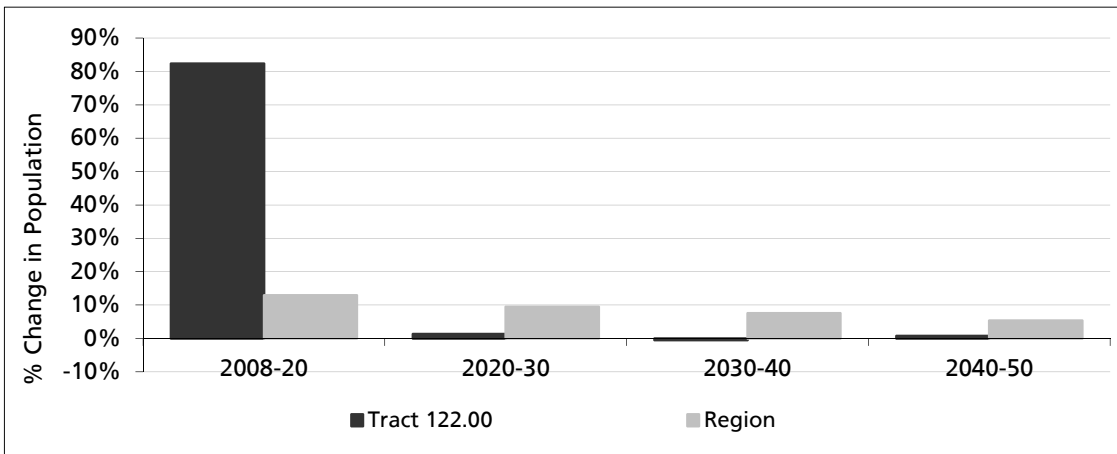
Source: Final Series 12 - 2050 Regional Growth Forecast
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www.sandag.org

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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,883**	**5,257**	**5,324**	**5,298**	**5,339**	**2,456**	**85%**
Under 5	196	320	308	282	251	55	28%
5 to 9	173	355	316	289	263	90	52%
10 to 14	231	459	407	361	342	111	48%
15 to 17	159	255	240	211	210	51	32%
18 to 19	113	145	161	132	129	16	14%
20 to 24	244	350	432	385	364	120	49%
25 to 29	265	443	388	387	350	85	32%
30 to 34	199	327	263	308	281	82	41%
35 to 39	190	293	297	268	280	90	47%
40 to 44	163	309	287	229	274	111	68%
45 to 49	184	368	334	338	330	146	79%
50 to 54	201	396	414	376	322	121	60%
55 to 59	122	270	282	248	255	133	109%
60 to 61	26	71	85	89	94	68	262%
62 to 64	67	190	222	245	234	167	249%
65 to 69	68	180	229	251	241	173	254%
70 to 74	64	149	197	222	242	178	278%
75 to 79	70	119	170	235	275	205	293%
80 to 84	79	126	171	249	300	221	280%
85 and over	69	132	121	193	302	233	338%
Median Age	31.5	34.6	37.5	40.6	43.6	12.1	38%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,883**	**5,257**	**5,324**	**5,298**	**5,339**	**2,456**	**85%**
Hispanic	2,140	4,288	4,640	4,683	4,747	2,607	122%
Non-Hispanic	743	969	684	615	592	-151	-20%
White	396	337	30	0	0	-396	-100%
Black	38	56	42	24	9	-29	-76%
American Indian	35	65	72	71	70	35	100%
Asian	177	325	328	301	283	106	60%
Hawaiian / Pacific Islander	10	17	17	15	13	3	30%
Other	18	40	49	55	65	47	261%
Two or More Races	69	129	146	149	152	83	120%

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	**761**	**854**	**854**	**854**	**854**	**93**	**12%**
Civilian Jobs	761	854	854	854	854	93	12%
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	**412**	**412**	**412**	**412**	**412**	**0**	**0%**
Developed Acres	**393**	**393**	**393**	**393**	**394**	**1**	**0%**
Low Density Single Family	8	0	0	0	0	-8	-100%
Single Family	152	160	160	160	161	9	6%
Multiple Family	1	1	1	1	1	0	0%
Mobile Homes	23	23	23	23	23	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	24	24	24	24	24	--
Industrial	5	5	5	5	5	0	0%
Commercial/Services	69	45	45	45	45	-24	-35%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	106	106	106	106	106	0	0%
Agricultural and Extractive[2]	2	2	2	2	2	-1	-26%
Parks and Military Use	26	26	26	26	26	0	0%
Vacant Developable Acres	**16**	**16**	**16**	**16**	**15**	**-1**	**-6%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	15	15	15	14	-1	-6%
Multiple Family	0	0	0	0	0	0	0%
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	1	1	1	1	1	0	0%
Constrained Acres	**4**	**4**	**4**	**4**	**4**	**0**	**0%**
Employment Density[3]	**10.3**	**13.8**	**13.8**	**13.8**	**13.8**	**3.5**	**34%**
Residential Density[4]	**4.8**	**7.8**	**7.8**	**7.8**	**7.8**	**3.0**	**62%**

GROWTH TRENDS IN JOBS

Chart: % Change in Jobs — Tract 122.00 (dark) vs Region (light); periods 2008-20, 2020-30, 2030-40, 2040-50.
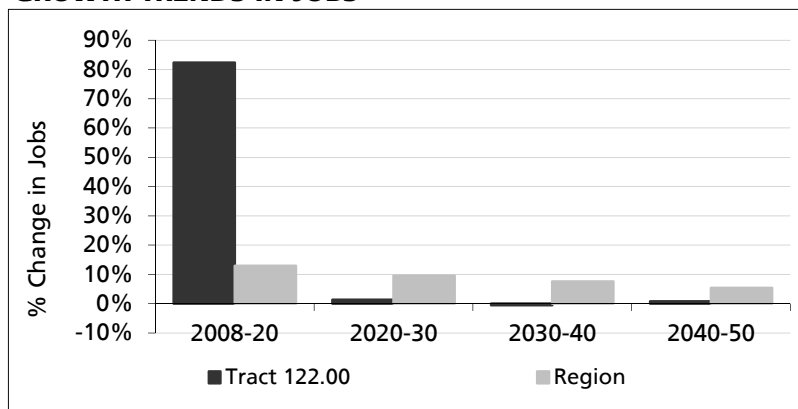
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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