2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 1.00

SANDAG➤

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,012**	**2,914**	**3,031**	**3,089**	**3,138**	**126**	**4%**
Household Population	3,000	2,895	3,004	3,048	3,086	86	3%
Group Quarters Population	12	19	27	41	52	40	333%
Civilian	12	19	27	41	52	40	333%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,363**	**1,391**	**1,398**	**1,398**	**1,405**	**42**	**3%**
Single Family	1,287	1,285	1,287	1,287	1,285	-2	0%
Multiple Family	76	106	111	111	120	44	58%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,286**	**1,292**	**1,305**	**1,305**	**1,311**	**25**	**2%**
Single Family	1,211	1,198	1,207	1,208	1,206	-5	0%
Multiple Family	75	94	98	97	105	30	40%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.6%**	**7.1%**	**6.7%**	**6.7%**	**6.7%**	**1.1**	**20%**
Single Family	5.9%	6.8%	6.2%	6.1%	6.1%	0.2	3%
Multiple Family	1.3%	11.3%	11.7%	12.6%	12.5%	11.2	862%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.33**	**2.24**	**2.30**	**2.34**	**2.35**	**0.02**	**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	72	64	57	57	57	-15	-21%
$15,000-$29,999	48	47	45	45	45	-3	-6%
$30,000-$44,999	173	164	161	161	161	-12	-7%
$45,000-$59,999	76	99	99	99	99	23	30%
$60,000-$74,999	110	125	126	126	126	16	15%
$75,000-$99,999	162	206	207	207	207	45	28%
$100,000-$124,999	120	167	169	169	169	49	41%
$125,000-$149,999	123	135	135	134	134	11	9%
$150,000-$199,999	171	157	178	179	184	13	8%
$200,000 or more	231	128	128	128	129	-102	-44%
Total Households	1,286	1,292	1,305	1,305	1,311	25	2%
Median Household Income							
Adjusted for inflation ($1999)	$100,417	$92,840	$94,867	$94,867	$95,229	($5,188)	-5%

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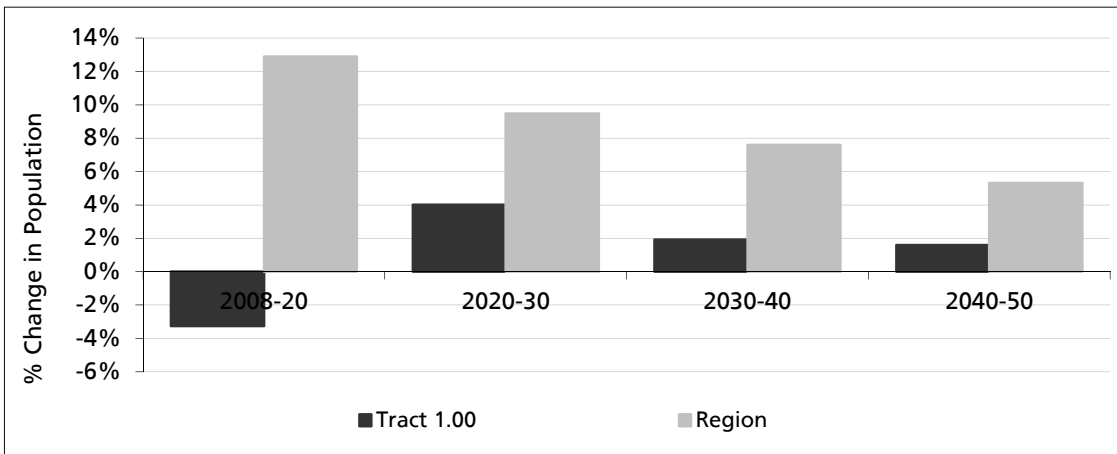
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,012**	**2,914**	**3,031**	**3,089**	**3,138**	**126**	**4%**
Under 5	134	121	134	155	168	34	25%
5 to 9	196	191	206	241	251	55	28%
10 to 14	219	247	266	324	332	113	52%
15 to 17	116	136	111	135	161	45	39%
18 to 19	72	71	77	97	118	46	64%
20 to 24	168	154	190	225	234	66	39%
25 to 29	124	121	121	138	121	-3	-2%
30 to 34	94	85	52	67	89	-5	-5%
35 to 39	121	80	100	66	54	-67	-55%
40 to 44	166	92	105	97	128	-38	-23%
45 to 49	221	149	136	128	136	-85	-38%
50 to 54	223	126	113	107	114	-109	-49%
55 to 59	221	204	174	143	196	-25	-11%
60 to 61	110	126	73	58	80	-30	-27%
62 to 64	165	208	167	133	131	-34	-21%
65 to 69	220	326	350	217	131	-89	-40%
70 to 74	108	158	178	141	114	6	6%
75 to 79	113	122	197	211	176	63	56%
80 to 84	90	76	138	173	138	48	53%
85 and over	131	121	143	233	266	135	103%
Median Age	47.2	50.4	50.8	45.0	41.6	-5.6	-12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**3,012**	**2,914**	**3,031**	**3,089**	**3,138**	**126**	**4%**
Hispanic	427	607	732	906	1,091	664	156%
Non-Hispanic	2,585	2,307	2,299	2,183	2,047	-538	-21%
White	2,468	2,211	2,202	2,113	1,993	-475	-19%
Black	5	11	12	16	17	12	240%
American Indian	7	0	0	0	0	-7	-100%
Asian	39	31	28	23	16	-23	-59%
Hawaiian / Pacific Islander	11	24	26	18	14	3	27%
Other	13	3	5	9	7	-6	-46%
Two or More Races	42	27	26	4	0	-42	-100%

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	**565**	**565**	**565**	**569**	**569**	**4**	**1%**
Civilian Jobs	565	565	565	569	569	4	1%
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	**386**	**386**	**386**	**386**	**386**	**0**	**0%**
Developed Acres	**381**	**382**	**382**	**382**	**382**	**1**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	221	221	221	221	221	0	0%
Multiple Family	3	4	4	4	4	1	52%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	6	6	6	6	5	-1	-13%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	78	78	78	78	78	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	73	73	73	73	73	0	0%
Vacant Developable Acres	**4**	**4**	**4**	**4**	**4**	**-1**	**-17%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	3	3	3	0	-8%
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	1	1	1	1	1	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**91.0**	**98.6**	**98.6**	**101.1**	**102.4**	**11.4**	**13%**
Residential Density[4]	**6.1**	**6.2**	**6.2**	**6.2**	**6.2**	**0.1**	**2%**

GROWTH TRENDS IN JOBS
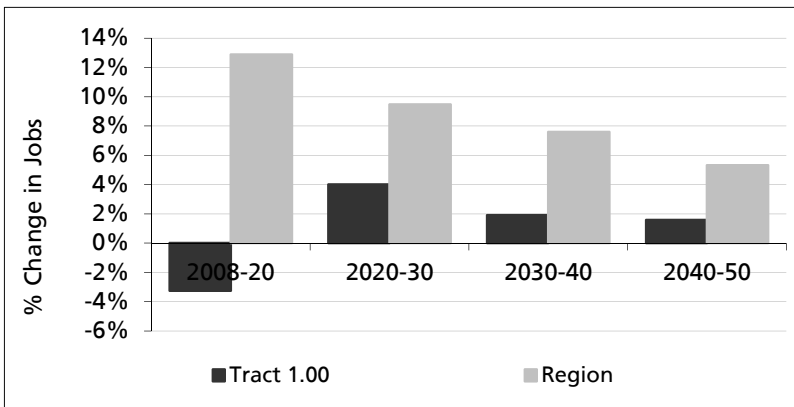
Notes:

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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