2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 210.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,899**	**5,344**	**6,725**	**8,587**	**10,782**	**5,883**	**120%**
Household Population	4,871	5,303	6,663	8,502	10,685	5,814	119%
Group Quarters Population	28	41	62	85	97	69	246%
Civilian	28	41	62	85	97	69	246%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,212**	**3,415**	**4,279**	**5,443**	**6,853**	**3,641**	**113%**
Single Family	2,236	2,428	3,124	4,052	5,262	3,026	135%
Multiple Family	119	149	329	583	793	674	566%
Mobile Homes	857	838	826	808	798	-59	-7%
Occupied Housing Units	**2,636**	**2,849**	**3,639**	**4,679**	**5,928**	**3,292**	**125%**
Single Family	1,796	1,984	2,608	3,423	4,483	2,687	150%
Multiple Family	112	137	304	541	736	624	557%
Mobile Homes	728	728	727	715	709	-19	-3%
Vacancy Rate	**17.9%**	**16.6%**	**15.0%**	**14.0%**	**13.5%**	**-4.4**	**-25%**
Single Family	19.7%	18.3%	16.5%	15.5%	14.8%	-4.9	-25%
Multiple Family	5.9%	8.1%	7.6%	7.2%	7.2%	1.3	22%
Mobile Homes	15.1%	13.1%	12.0%	11.5%	0.0%	-15.1	-100%
Persons per Household	**1.85**	**1.86**	**1.83**	**1.82**	**1.80**	**-0.05**	**-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	342	287	306	361	434	92	27%
$15,000-$29,999	571	521	588	709	862	291	51%
$30,000-$44,999	550	564	678	838	1,033	483	88%
$45,000-$59,999	598	478	607	770	965	367	61%
$60,000-$74,999	188	355	475	619	787	599	319%
$75,000-$99,999	170	356	508	683	889	719	423%
$100,000-$124,999	109	164	253	358	480	371	340%
$125,000-$149,999	58	73	121	179	246	188	324%
$150,000-$199,999	1	44	81	126	177	176	17600%
$200,000 or more	49	7	22	36	55	6	12%
Total Households	2,636	2,849	3,639	4,679	5,928	3,292	125%
Median Household Income							
Adjusted for inflation ($1999)	$41,045	$46,647	$51,116	$53,406	$54,870	$13,825	34%

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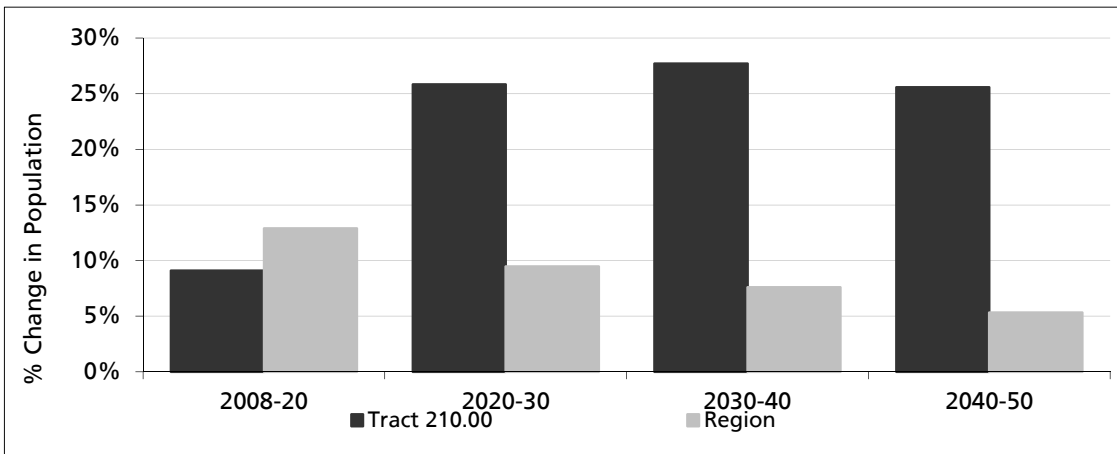
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,899**	**5,344**	**6,725**	**8,587**	**10,782**	**5,883**	**120%**
Under 5	185	179	206	256	291	106	57%
5 to 9	240	293	326	410	480	240	100%
10 to 14	231	274	310	373	454	223	97%
15 to 17	193	189	231	268	330	137	71%
18 to 19	157	133	183	210	260	103	66%
20 to 24	381	328	487	571	682	301	79%
25 to 29	243	258	282	356	408	165	68%
30 to 34	275	266	273	414	480	205	75%
35 to 39	288	271	376	434	568	280	97%
40 to 44	336	352	407	451	664	328	98%
45 to 49	260	257	268	370	432	172	66%
50 to 54	284	287	332	408	437	153	54%
55 to 59	255	313	347	373	516	261	102%
60 to 61	118	154	188	225	300	182	154%
62 to 64	157	231	262	325	380	223	142%
65 to 69	238	355	454	514	554	316	133%
70 to 74	302	433	591	654	742	440	146%
75 to 79	276	284	479	670	754	478	173%
80 to 84	214	184	318	520	646	432	202%
85 and over	266	303	405	785	1,404	1,138	428%
Median Age	43.8	47.5	50.2	52.2	53.9	10.1	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,899**	**5,344**	**6,725**	**8,587**	**10,782**	**5,883**	**120%**
Hispanic	2,508	3,101	4,246	5,855	7,848	5,340	213%
Non-Hispanic	2,391	2,243	2,479	2,732	2,934	543	23%
White	2,016	1,831	1,954	2,051	2,054	38	2%
Black	261	306	404	530	688	427	164%
American Indian	33	20	15	11	8	-25	-76%
Asian	18	26	37	54	77	59	328%
Hawaiian / Pacific Islander	13	11	10	10	12	-1	-8%
Other	8	5	4	4	5	-3	-38%
Two or More Races	42	44	55	72	90	48	114%

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	**2,129**	**2,155**	**2,712**	**3,288**	**4,063**	**1,934**	**91%**
Civilian Jobs	2,129	2,155	2,712	3,288	4,063	1,934	91%
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	**687,245**	**687,245**	**687,245**	**687,245**	**687,245**	**0**	**0%**
Developed Acres	**612,843**	**615,394**	**620,561**	**623,242**	**628,318**	**15,475**	**3%**
Low Density Single Family	3,990	6,457	11,363	13,874	18,516	14,526	364%
Single Family	497	576	739	898	1,243	747	150%
Multiple Family	5	7	29	42	68	63	1382%
Mobile Homes	267	267	264	260	256	-10	-4%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	467	468	489	498	513	45	10%
Commercial/Services	1,785	1,787	1,845	1,869	1,920	135	8%
Office	1	1	2	3	4	3	495%
Schools	44	44	44	44	44	0	0%
Roads and Freeways	2,722	2,722	2,722	2,722	2,722	0	0%
Agricultural and Extractive[2]	3,598	3,598	3,598	3,565	3,565	-33	-1%
Parks and Military Use	599,468	599,468	599,468	599,468	599,468	0	0%
Vacant Developable Acres	**67,154**	**64,602**	**59,436**	**56,755**	**51,678**	**-15,475**	**-23%**
Low Density Single Family	64,328	61,844	56,938	54,460	49,818	-14,510	-23%
Single Family	2,030	1,967	1,804	1,645	1,298	-731	-36%
Multiple Family	62	60	38	25	0	-62	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	186	186	165	156	143	-44	-24%
Commercial/Services	461	459	405	384	337	-124	-27%
Office	19	19	18	17	16	-3	-17%
Schools	0	0	0	0	0	0	0%
Parks and Other	21	21	21	21	21	0	0%
Future Roads and Freeways	46	46	46	46	46	0	0%
Constrained Acres	**7,249**	**7,249**	**7,249**	**7,249**	**7,249**	**0**	**0%**
Employment Density[3]	**0.9**	**0.9**	**1.1**	**1.4**	**1.6**	**0.7**	**77%**
Residential Density[4]	**0.7**	**0.5**	**0.3**	**0.4**	**0.3**	**-0.3**	**-49%**

GROWTH TRENDS IN JOBS
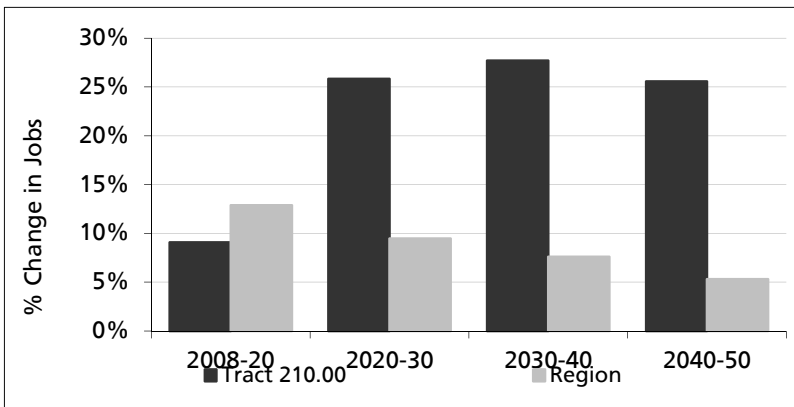
Notes:

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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