2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Census Tract 214.00

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,936**	**6,125**	**6,692**	**7,407**	**8,327**	**2,391**	**40%**
Household Population	5,319	5,484	5,998	6,655	7,530	2,211	42%
Group Quarters Population	617	641	694	752	797	180	29%
Civilian	617	641	694	752	797	180	29%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,905**	**2,981**	**3,193**	**3,451**	**3,851**	**946**	**33%**
Single Family	1,978	1,970	1,940	1,842	1,703	-275	-14%
Multiple Family	927	1,011	1,253	1,609	2,148	1,221	132%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,761**	**2,762**	**2,981**	**3,236**	**3,616**	**855**	**31%**
Single Family	1,876	1,880	1,859	1,771	1,642	-234	-12%
Multiple Family	885	882	1,122	1,465	1,974	1,089	123%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.0%**	**7.3%**	**6.6%**	**6.2%**	**6.1%**	**1.1**	**22%**
Single Family	5.2%	4.6%	4.2%	3.9%	3.6%	-1.6	-31%
Multiple Family	4.5%	12.8%	10.5%	8.9%	8.1%	3.6	80%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.93**	**1.99**	**2.01**	**2.06**	**2.08**	**0.15**	**8%**

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	168	142	122	111	115	-53	-32%
$15,000-$29,999	388	346	317	298	307	-81	-21%
$30,000-$44,999	363	312	293	286	290	-73	-20%
$45,000-$59,999	205	222	219	224	243	38	19%
$60,000-$74,999	262	231	231	241	273	11	4%
$75,000-$99,999	1,039	833	840	858	905	-134	-13%
$100,000-$124,999	123	161	191	230	285	162	132%
$125,000-$149,999	48	153	184	222	267	219	456%
$150,000-$199,999	91	234	328	401	473	382	420%
$200,000 or more	74	128	256	365	458	384	519%
Total Households	2,761	2,762	2,981	3,236	3,616	855	31%
Median Household Income							
Adjusted for inflation ($1999)	$74,685	$78,842	$84,182	$88,345	$91,022	$16,337	22%

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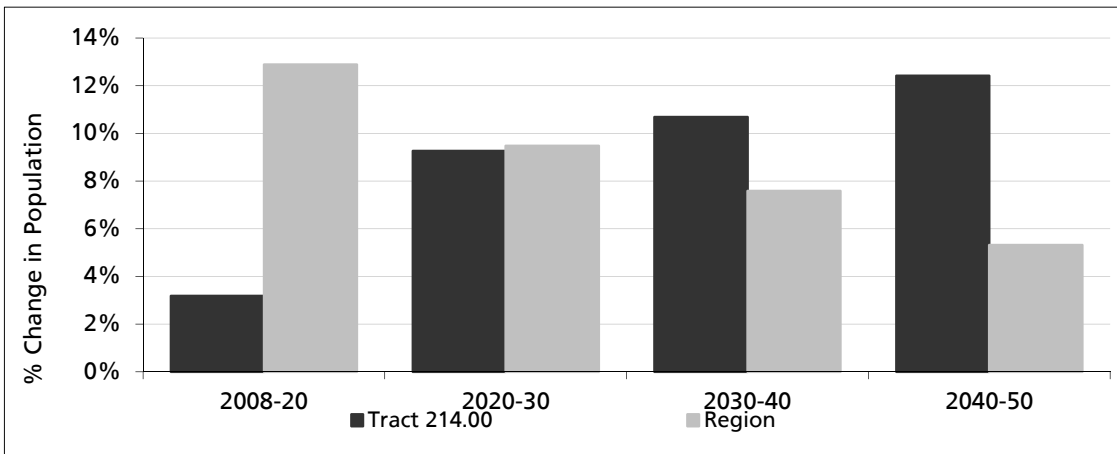
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,936**	**6,125**	**6,692**	**7,407**	**8,327**	**2,391**	**40%**
Under 5	274	259	285	311	352	78	28%
5 to 9	172	175	186	194	218	46	27%
10 to 14	216	221	221	244	277	61	28%
15 to 17	126	118	115	130	153	27	21%
18 to 19	703	703	712	774	791	88	13%
20 to 24	1,089	1,112	1,152	1,252	1,329	240	22%
25 to 29	422	483	527	562	645	223	53%
30 to 34	503	520	552	638	708	205	41%
35 to 39	475	394	507	556	607	132	28%
40 to 44	358	313	364	385	484	126	35%
45 to 49	320	258	233	310	367	47	15%
50 to 54	271	230	211	258	290	19	7%
55 to 59	249	285	263	241	354	105	42%
60 to 61	69	82	77	67	97	28	41%
62 to 64	87	134	119	109	133	46	53%
65 to 69	160	280	338	300	290	130	81%
70 to 74	111	197	265	248	249	138	124%
75 to 79	88	110	186	224	221	133	151%
80 to 84	106	97	181	251	250	144	136%
85 and over	137	154	198	353	512	375	274%
Median Age	29.6	29.9	31.3	31.9	32.8	3.2	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,936**	**6,125**	**6,692**	**7,407**	**8,327**	**2,391**	**40%**
Hispanic	943	1,078	1,213	1,375	1,625	682	72%
Non-Hispanic	4,993	5,047	5,479	6,032	6,702	1,709	34%
White	4,233	4,236	4,589	5,027	5,567	1,334	32%
Black	278	283	287	308	317	39	14%
American Indian	46	44	40	43	45	-1	-2%
Asian	200	240	289	342	415	215	108%
Hawaiian / Pacific Islander	7	7	6	6	7	0	0%
Other	9	7	6	6	6	-3	-33%
Two or More Races	220	230	262	300	345	125	57%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**6,123**	**6,333**	**7,109**	**8,371**	**9,132**	**3,009**	**49%**
Civilian Jobs	4,328	4,538	5,314	6,576	7,337	3,009	70%
Military Jobs	1,795	1,795	1,795	1,795	1,795	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**850**	**850**	**850**	**850**	**850**	**0**	**0%**
Developed Acres	**746**	**752**	**800**	**836**	**848**	**102**	**14%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	198	197	197	189	180	-18	-9%
Multiple Family	22	24	26	30	38	17	77%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	7	19	32	32	--
Industrial	24	25	25	26	25	1	4%
Commercial/Services	140	141	178	200	203	63	45%
Office	23	23	25	27	25	3	12%
Schools	6	7	8	10	11	5	79%
Roads and Freeways	187	187	187	187	187	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	147	147	147	147	147	0	0%
Vacant Developable Acres	**104**	**99**	**51**	**15**	**2**	**-102**	**-98%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	0	0	0	-3	-96%
Multiple Family	1	1	1	1	0	0	-43%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	3	2	2	1	0	-2	-95%
Commercial/Services	83	80	38	9	0	-83	-100%
Office	8	7	5	2	0	-8	-99%
Schools	5	4	3	0	0	-5	-100%
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]	**22.5**	**23.2**	**22.2**	**24.1**	**26.2**	**3.7**	**16%**
Residential Density[4]	**13.2**	**13.4**	**14.1**	**15.1**	**16.5**	**3.2**	**24%**

GROWTH TRENDS IN JOBS
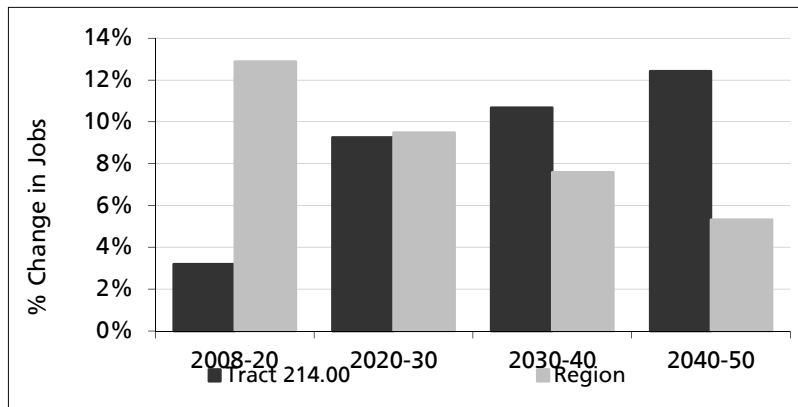
Notes:

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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